



Board of County Commissioners

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Lynn Baca - District #5

PUBLIC HEARING AGENDA

NOTICE TO READERS: The Board of County Commissioners' meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Board members to gain a basic understanding, thus eliminating lengthy discussions. Timely action and short discussion on agenda items does not reflect a lack of thought or analysis on the Board's part. An informational packet is available for public inspection in the Board's Office one day prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
August 3, 2021
9:30 AM

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOTION TO APPROVE AGENDA**
- 4. AWARDS AND PRESENTATIONS**
- 5. PUBLIC COMMENT**

A. Citizen Communication

A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of July 19-23, 2021
- B.** Minutes of the Commissioners' Proceedings from July 27, 2021
- C.** Resolution Approving Memorandum of Understanding between Adams County and CoreCivic, Inc. for Facility Payments for the 2021-2022 State Fiscal Year
(File approved by ELT)

- D.** Resolution Approving Memorandum of Understanding between Adams County and Intervention Community Corrections Services for Facility Payments for the 2021-2022 State Fiscal Year
(File approved by ELT)
- E.** Resolution Regarding Defense and Indemnification of Michael Drumright as Defendant Pursuant to C.R.S. § 24-10-101, Et Seq.
(File approved by ELT)
- F.** Resolution Approving Encroachment Agreement between Pecos Logistics Park, LLLP and Adams County for Temporary Traffic Signal Improvements in County Right-of-Way
(File approved by ELT)
- G.** Resolution Accepting Warranty Deed Conveying Property from Diamond Beall Development, LLC, to Adams County for Right-of-Way Purposes
(File approved by ELT)
- H.** Resolution Approving Adams County's Scientific and Cultural Facilities District Funding Distribution Plan for 2021-2022
(File approved by ELT)
- I.** Resolution Approving Right-of-Way Agreement between Adams County and Rodney W. Henderson for Property Necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52nd Avenue to West 58th Avenue
(File approved by ELT)
- J.** Resolution Approving Right-of-Way Agreement between Adams County and Joshua A. Salz for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
(File approved by ELT)
- K.** Resolution Approving Right-of-Way Agreement between Adams County and Daniel Rader and Tina Rader for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
(File approved by ELT)
- L.** Resolution Approving Right-of-Way Agreement between Adams County and The Rader Living Trust for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
(File approved by ELT)
- M.** Resolution Appointing Emily Atencio to the Workforce Development Board as a Business Sector/Healthcare Representative
(File approved by ELT)
- N.** Resolution Appointing Lindsay Lierman to the Family Preservation Commission as a Court Appointed Special Advocate Representative
(File approved by ELT)
- O.** Resolution Appointing Mary Doran to the Family Preservation Commission as a Tri-County Health Department Representative
(File approved by ELT)
- P.** Resolution Approving an Agreement between Adams County and Eide Bailly LLP, for Internal Auditing Services for the Adams County Treasurer's Office
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Amendment One between Adams County and CoreCivic, Inc., to Provide Community Correction Services
(File approved by ELT)
2. Resolution Approving Amendment One to the Agreement between Adams County and Intervention Community Correction Services, Inc., to Provide Community Correction Program Services
(File approved by ELT)
3. Resolution Approving Amendment One to the Lease between Adams County and Intervention Community Correction Services, Inc., for the Adams County Opportunity Center to Provide Community Correction Program Services
(File approved by ELT)
4. Resolution Approving an Agreement between Adams County and Coatings, Inc. for Parking Lot Repair and Maintenance
(File approved by ELT)

B. COUNTY ATTORNEY

8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding WQCC Rulings

9. LAND USE HEARINGS

A. Cases to be Heard

1. PLN2021-00005 Colorado Air and Space Port Subarea Plan
(File approved by ELT)
2. RCU2021-00001 The Four Legged Inn
(File approved by ELT)

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

From: noreply@granicusideas.com
Sent: Monday, August 2, 2021 5:40 AM
To: Erica Hannah
Subject: New eComment for Board of County Commissioners on 2021-08-03 9:30 AM

Please be cautious: This email was sent from outside Adams County

New eComment for Board of County
Commissioners on 2021-08-03 9:30 AM

Trevor Steen submitted a new eComment.

Meeting: Board of County Commissioners on 2021-08-03 9:30 AM

Item: A. Citizen Communication

eComment: CoreCivic and Intervention Community Corrections Service collectively operate 3 facilities in Adams County. Agenda items C and D are to allocate funds to these companies for operation of these facilities largely on a per-person-incarcerated basis at a rate of \$49.16 per person per day. Later in New Business 1 and 2, we are also resolving to allocate funds to these same two organizations for correctional programs on a per person basis at a rate of \$6.65 per day. This would seem to indicate that CoreCivic and Intervention Community Corrections Service have much more incentive to keep their in-resident population as high as possible to maximize their profits and that there is no negative consequence to them providing sub-par non-resident and corrective services that would decrease the incarcerated population. Private prisons are a dangerous notion that generally operate with incentives to keep the prison population high and not truly focus on rehabilitation of offenders.

[View and Analyze eComments](#)

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County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	842,797.57
4	Capital Facilities Fund	102,400.63
5	Golf Course Enterprise Fund	13,795.27
6	Equipment Service Fund	335,006.92
7	Stormwater Utility Fund	1,462.65
13	Road & Bridge Fund	437,294.92
19	Insurance Fund	144,048.25
25	Waste Management Fund	40,482.12
27	Open Space Projects Fund	1,650.00
28	Open Space Sales Tax Fund	1,150,000.00
30	Community Dev Block Grant Fund	71,165.00
34	Comm Services Blk Grant Fund	9,785.29
35	Workforce & Business Center	3,323.30
43	Colorado Air & Space Port	61,153.99
50	FLATROCK Facility Fund	3,113.35
		<u>3,217,479.26</u>

Net Warrants by Fund Detail

1**General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00007819	625677	CODE 4 SECURITY SERVICES LLC	7/20/2021	570.00
00007821	320719	DLR GROUP	7/20/2021	15,000.00
00007823	1188228	ELIZONDO ENTERTAINMENT INC	7/20/2021	20,000.00
00007827	77305	ROSTIE SANDRA	7/20/2021	2,600.00
00007828	1008782	ANGEL ARMOR LLC	7/21/2021	2,470.89
00007829	58895	DIRSEC	7/21/2021	51,413.76
00007830	671123	FOUND MY KEYS	7/21/2021	2,071.95
00761307	48342	A & A LANGUAGES LLC	7/22/2021	76.56
00761308	410759	ABC LEGAL SERVICES	7/22/2021	18.00
00761311	374382	ADAMS COUNTY STORM WATER MANAG	7/22/2021	168.42
00761312	91631	ADAMSON POLICE PRODUCTS	7/22/2021	442.77
00761313	433987	ADCO DISTRICT ATTORNEY'S OFFIC	7/22/2021	342.67
00761314	630412	ADVANCED LAUNDRY SYSTEMS	7/22/2021	598.78
00761317	12012	ALSCO AMERICAN INDUSTRIAL	7/22/2021	213.30
00761319	786384	ALTITUDE COMMUNITY LAW	7/22/2021	19.00
00761321	1192482	AUTO SALE 21	7/22/2021	19.00
00761323	1192481	BAHRIE LAW PLLC	7/22/2021	19.00
00761324	48489	BAKER JOHN W	7/22/2021	200.00
00761326	105179	BALDWIN MARY	7/22/2021	150.00
00761327	354114	BALL MARGO LEA	7/22/2021	650.00
00761328	1192510	BARRERA MICHELLE	7/22/2021	19.00
00761329	215363	BARTON MELISSA	7/22/2021	150.00
00761330	422618	BARTON MICHAEL	7/22/2021	150.00
00761331	3020	BENNETT TOWN OF	7/22/2021	82.37
00761332	3020	BENNETT TOWN OF	7/22/2021	3,000.00
00761333	96427	BERKELEY WATER & SANITATION D	7/22/2021	72.97
00761334	1192489	BERMAN AND RABIN	7/22/2021	19.00
00761336	47314	BOGAN JOAN	7/22/2021	150.00
00761338	13160	BRIGHTON CITY OF (WATER)	7/22/2021	19,314.73
00761339	13160	BRIGHTON CITY OF (WATER)	7/22/2021	7,333.92
00761340	13160	BRIGHTON CITY OF (WATER)	7/22/2021	7,026.93
00761342	93187	BUDGET CONTROL SERVICES, INC	7/22/2021	19.00
00761343	1195369	BUTTENWORTH MICHELLE	7/22/2021	150.00
00761344	1195371	BUTTENWORTH SCOTT	7/22/2021	150.00
00761345	726898	CA SHORT COMPANY	7/22/2021	27,591.97
00761348	85631	CECIL CONNIE	7/22/2021	150.00

Net Warrants by Fund Detail

1 General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761349	90207	CHARM TEX	7/22/2021	8,113.60
00761350	112904	CHRISTIAN VICKI	7/22/2021	150.00
00761351	43659	CINTAS FIRST AID & SAFETY	7/22/2021	110.00
00761353	852482	CLEARWAY ENERGY GROUP LLC	7/22/2021	1,255.54
00761356	2774	COLO ASSN OF TAX APPRAISERS	7/22/2021	525.00
00761358	1183688	COLORADO FAMILY SUPPORT COUNCI	7/22/2021	200.00
00761359	414144	COLORADO MOISTURE CONTROL INC	7/22/2021	5,564.00
00761360	612089	COMMERCIAL CLEANING SYSTEMS	7/22/2021	1,225.00
00761361	310048	CONESCO	7/22/2021	245.00
00761362	463378	CONVERGINT TECHNOLOGIES LLC	7/22/2021	50,635.00
00761363	255001	COPYCO QUALITY PRINTING INC	7/22/2021	8,550.00
00761364	1195331	CORAL DAWN ENTERPRISES	7/22/2021	250.00
00761365	967746	CORTES ROBINSON	7/22/2021	12,000.00
00761366	211773	COX RANCH ORIGINALS	7/22/2021	312.00
00761367	218467	CRAMER STEPHEN S	7/22/2021	150.00
00761369	573081	DAVIDSON, MELANY L	7/22/2021	456.50
00761371	55886	DENNISTON DAVID	7/22/2021	600.00
00761372	45202	DITCH AND RESERVOIR COMPANY AL	7/22/2021	500.00
00761373	700895	DMV RECORD SERVICES	7/22/2021	3.00
00761375	1162418	DUBOIS MICHAEL	7/22/2021	20,000.00
00761376	808844	DUPRIEST JOHN FIELDEN	7/22/2021	65.00
00761377	43017	EASTWOOD KIMBERLY	7/22/2021	1,000.00
00761378	1192757	EITEL SAM	7/22/2021	150.00
00761379	1188228	ELIZONDO ENTERTAINMENT INC	7/22/2021	20,000.00
00761380	1188228	ELIZONDO ENTERTAINMENT INC	7/22/2021	5,000.00
00761382	315846	ENERGYCAP INC	7/22/2021	5,482.63
00761385	13454	FEDERAL EXPRESS CO	7/22/2021	281.20
00761386	761168	FERRELLGAS L P	7/22/2021	71.44
00761387	1192500	FITZ JEREMIAH EDWARD	7/22/2021	19.00
00761388	100703	FLOREZ SHAYLEN R	7/22/2021	150.00
00761389	698569	FOREST SEAN	7/22/2021	65.00
00761390	426777	FRANCY LAW FIRM	7/22/2021	76.00
00761391	1191199	G&M COMPANY LLC	7/22/2021	15,840.00
00761392	12689	GALLS LLC	7/22/2021	9.99
00761393	293118	GARNER, ROSIE	7/22/2021	65.00
00761394	289637	GENERAL NETWORKS	7/22/2021	14,814.29

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<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761396	896555	GRANICUS LLC	7/22/2021	15,518.69
00761397	1195320	HALES COLBY	7/22/2021	1,150.00
00761399	1192514	HARRY L SIMON PC	7/22/2021	38.00
00761400	1189889	HARTNETT ALEXANDER P	7/22/2021	17,500.00
00761403	14991	HELTON & WILLIAMSEN PC	7/22/2021	255.00
00761404	293122	HERRERA, AARON	7/22/2021	65.00
00761405	1195381	HESSER TAMMY L	7/22/2021	150.00
00761406	4387	HETTINGER KATHLEEN S	7/22/2021	150.00
00761407	699829	HILL'S PET NUTRITION SALES INC	7/22/2021	308.85
00761408	10864	HILLYARD - DENVER	7/22/2021	2,427.81
00761410	358482	HOLST AND BOETTCHER	7/22/2021	76.00
00761412	1186354	IBISWORLD INC	7/22/2021	4,900.00
00761413	13565	INTERMOUNTAIN REA	7/22/2021	1,502.30
00761414	535598	JACHIMIAK PETERSON LLC	7/22/2021	1,827.00
00761415	1192484	JANSEN PETER	7/22/2021	19.00
00761417	219608	JUSTICE AND MERCY LEGAL AID CL	7/22/2021	19.00
00761418	33110	JUSTICE BENEFITS INC	7/22/2021	1,276.00
00761420	1192488	MADERA COSIO AMPARO	7/22/2021	19.00
00761422	1192496	MARTELLA LARA	7/22/2021	66.00
00761423	1192497	MARTINEZ BREANNA JENAE	7/22/2021	19.00
00761424	810888	MARTINEZ JUSTIN PAUL	7/22/2021	65.00
00761426	851909	MC + ENGINEERING LLC	7/22/2021	5,000.00
00761427	1195350	MCLAUGHLIN MEGHAN ANNE	7/22/2021	300.00
00761428	1195344	MCPEAKE LINDSEY	7/22/2021	600.00
00761430	729564	METRO TRANSPORTATION PLANNING	7/22/2021	3,815.50
00761432	1033585	MEXICAN CULTURAL CENTER	7/22/2021	100.00
00761433	1189189	MILE HIGH ARCADE LLC	7/22/2021	4,835.00
00761434	357044	MILE HIGH FLEA MARKET	7/22/2021	762.50
00761435	1192507	MILLER ANDREW	7/22/2021	19.00
00761436	13719	MORGAN COUNTY REA	7/22/2021	208.30
00761437	1195346	MURDOCH BRUCE	7/22/2021	200.00
00761438	1192490	MUSICK JAMES MICHAEL	7/22/2021	9.00
00761439	13591	MWI ANIMAL HEALTH	7/22/2021	1,949.53
00761440	426425	NASTRO DEBORAH	7/22/2021	247.50
00761441	570347	NELSON AND KENNARD	7/22/2021	19.00
00761442	1192504	NICKERSON VIVIANA ANDREA	7/22/2021	19.00

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761443	13778	NORTH WASHINGTON ST WATER & SA	7/22/2021	40,271.50
00761446	1192756	PADILLA BERNADETTE	7/22/2021	100.00
00761448	1192483	PARNELL RONALD	7/22/2021	19.00
00761449	669732	PATTERSON VETERINARY SUPPLY IN	7/22/2021	47.04
00761450	1191433	PETER J DI LEO LPC	7/22/2021	300.00
00761451	176366	PETERSON MICHELLE	7/22/2021	150.00
00761452	1175220	PETRILLI NICHOLAS	7/22/2021	19.00
00761453	740870	PHS RENT LLC	7/22/2021	156.00
00761454	4842	PITNEY BOWES INC	7/22/2021	295.00
00761455	1192515	PROVEST LLC	7/22/2021	38.00
00761456	1192511	PYLER LEPRO JENNIFER	7/22/2021	19.00
00761457	1192499	RAMIREZ DEBORAH	7/22/2021	19.00
00761458	431519	REGROUP	7/22/2021	6,885.00
00761460	53054	RICHARDSON SHARON	7/22/2021	65.00
00761462	838819	ROCKY MOUNTAIN DERBY PROMOTION	7/22/2021	8,200.00
00761463	838819	ROCKY MOUNTAIN DERBY PROMOTION	7/22/2021	30,000.00
00761464	1129845	ROSE DAVID E	7/22/2021	65.00
00761466	752307	RUNBECK ELECTION SERVICES INC	7/22/2021	25,000.00
00761468	1192734	SCHMITZ JENNIE	7/22/2021	300.00
00761469	13538	SHRED IT USA LLC	7/22/2021	30.00
00761473	42818	STATE OF COLORADO	7/22/2021	84.89
00761474	42818	STATE OF COLORADO	7/22/2021	585.44
00761475	381597	STATE OF UTAH OFFICE OF RECOVE	7/22/2021	19.00
00761477	13949	STRASBURG SANITATION	7/22/2021	1,452.41
00761478	882335	STRATEGY WITH ROX	7/22/2021	17,200.00
00761479	599714	SUMMIT FOOD SERVICE LLC	7/22/2021	32,501.07
00761481	52553	SWEEP STAKES UNLIMITED	7/22/2021	30.00
00761482	52553	SWEEP STAKES UNLIMITED	7/22/2021	30.00
00761483	52553	SWEEP STAKES UNLIMITED	7/22/2021	65.00
00761484	80267	SWIMS DISPOSAL	7/22/2021	95.00
00761485	381435	TALBERT GREG	7/22/2021	37,895.00
00761486	498722	THERMAL & MOISTURE PROTECTION	7/22/2021	525.00
00761487	385142	THOMPSON GREGORY PAUL	7/22/2021	65.00
00761488	35211	TRI STATE FIREWORKS INC	7/22/2021	44,000.00
00761489	666214	TYGRET DEBRA R	7/22/2021	425.00
00761490	13262	TYLER TECHNOLOGIES INC	7/22/2021	5,149.79

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761491	1007	UNITED POWER (UNION REA)	7/22/2021	67.74
00761492	1007	UNITED POWER (UNION REA)	7/22/2021	25,689.62
00761493	1007	UNITED POWER (UNION REA)	7/22/2021	198.07
00761494	1007	UNITED POWER (UNION REA)	7/22/2021	2,516.00
00761495	1007	UNITED POWER (UNION REA)	7/22/2021	33,181.00
00761496	1007	UNITED POWER (UNION REA)	7/22/2021	199.41
00761497	1007	UNITED POWER (UNION REA)	7/22/2021	741.56
00761498	1007	UNITED POWER (UNION REA)	7/22/2021	1,426.00
00761499	1007	UNITED POWER (UNION REA)	7/22/2021	35.32
00761500	1007	UNITED POWER (UNION REA)	7/22/2021	216.88
00761501	1007	UNITED POWER (UNION REA)	7/22/2021	5,538.04
00761502	1007	UNITED POWER (UNION REA)	7/22/2021	4,814.57
00761503	1007	UNITED POWER (UNION REA)	7/22/2021	7,282.33
00761504	1007	UNITED POWER (UNION REA)	7/22/2021	11,649.78
00761505	1007	UNITED POWER (UNION REA)	7/22/2021	496.69
00761506	1007	UNITED POWER (UNION REA)	7/22/2021	22,899.29
00761507	1007	UNITED POWER (UNION REA)	7/22/2021	56.63
00761508	1007	UNITED POWER (UNION REA)	7/22/2021	7,326.83
00761509	1007	UNITED POWER (UNION REA)	7/22/2021	36.62
00761510	1007	UNITED POWER (UNION REA)	7/22/2021	56.23
00761511	1007	UNITED POWER (UNION REA)	7/22/2021	67.11
00761523	20730	UNITED STATES POSTAL SERVICE	7/22/2021	37.45
00761524	162076	US ENGINEERING COMPANY	7/22/2021	898.00
00761526	227099	VARGO AND JANSON PC	7/22/2021	19.00
00761527	8076	VERIZON WIRELESS	7/22/2021	120.03
00761528	28566	VERIZON WIRELESS	7/22/2021	370.76
00761529	1192503	VONHADEN ROBIN	7/22/2021	19.00
00761530	1038	WAGNER RENTS INC	7/22/2021	670.00
00761531	1192762	WATTS WILLIAM LOUIS	7/22/2021	50.00
00761532	35877	WEATHERSURE	7/22/2021	255.00
00761533	608883	WESTMINSTER CHAMBER OF COMMERC	7/22/2021	5,000.00
00761534	338508	WRIGHTWAY INDUSTRIES INC	7/22/2021	252.40
00761535	57887	WYN T TAYLOR	7/22/2021	19.00
00761536	13822	XCEL ENERGY	7/22/2021	31.29
00761537	13822	XCEL ENERGY	7/22/2021	326.31
00761538	13822	XCEL ENERGY	7/22/2021	58.57

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761539	13822	XCEL ENERGY	7/22/2021	52.27
00761540	13822	XCEL ENERGY	7/22/2021	4,453.06
00761541	13822	XCEL ENERGY	7/22/2021	85.91
00761542	13822	XCEL ENERGY	7/22/2021	7,210.44
00761543	13822	XCEL ENERGY	7/22/2021	1,186.43
00761544	13822	XCEL ENERGY	7/22/2021	13,240.10
00761545	13822	XCEL ENERGY	7/22/2021	18,782.52
00761546	13822	XCEL ENERGY	7/22/2021	775.34
00761547	13822	XCEL ENERGY	7/22/2021	133.85
00761548	13822	XCEL ENERGY	7/22/2021	49.46
00761549	13822	XCEL ENERGY	7/22/2021	90.93
00761550	13822	XCEL ENERGY	7/22/2021	46.04
00761551	13822	XCEL ENERGY	7/22/2021	91.90
00761552	13822	XCEL ENERGY	7/22/2021	123.06
00761553	13822	XCEL ENERGY	7/22/2021	170.63
00761554	13822	XCEL ENERGY	7/22/2021	2,152.85
00761555	13822	XCEL ENERGY	7/22/2021	88.93
00761556	13822	XCEL ENERGY	7/22/2021	47.71
00761557	13822	XCEL ENERGY	7/22/2021	5,161.01
00761558	13822	XCEL ENERGY	7/22/2021	1,562.27
00761559	13822	XCEL ENERGY	7/22/2021	691.37
00761560	13822	XCEL ENERGY	7/22/2021	11.21
00761561	13822	XCEL ENERGY	7/22/2021	54.28
00761562	13822	XCEL ENERGY	7/22/2021	18.17
Fund Total				842,797.57

Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00007822	320719	DLR GROUP	7/20/2021	24,632.50
00007832	737980	WOLD ARCHITECTS AND ENGINEERS	7/21/2021	26,424.88
00761347	1100769	CAN AMERICAN DRILLING	7/22/2021	3,091.86
00761357	853061	COLORADO DESIGN INC TILE AND T	7/22/2021	11,486.00
00761368	798606	D2C ARCHITECTS INC	7/22/2021	5,600.00
00761421	685674	MARGENAU ASSOCIATES INC	7/22/2021	14,783.00
00761444	949999	OFFICESCAPES OF DENVER LLLP	7/22/2021	1,795.00
00761465	248870	ROTH SHEPPARD ARCHITECTS	7/22/2021	14,459.89
00761470	897973	SM ROCHA LLC	7/22/2021	127.50
Fund Total				102,400.63

Net Warrants by Fund Detail

5Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761459	430098	REPUBLIC SERVICES #535	7/22/2021	671.48
00761512	1007	UNITED POWER (UNION REA)	7/22/2021	24.94
00761513	1007	UNITED POWER (UNION REA)	7/22/2021	3,195.56
00761514	1007	UNITED POWER (UNION REA)	7/22/2021	3,864.09
00761515	1007	UNITED POWER (UNION REA)	7/22/2021	4,047.58
00761516	1007	UNITED POWER (UNION REA)	7/22/2021	1,222.80
00761517	1007	UNITED POWER (UNION REA)	7/22/2021	30.64
00761518	1007	UNITED POWER (UNION REA)	7/22/2021	91.66
00761563	13822	XCEL ENERGY	7/22/2021	521.21
00761564	13822	XCEL ENERGY	7/22/2021	125.31
Fund Total				13,795.27

County of Adams
Net Warrants by Fund Detail

<u>6</u>		<u>Equipment Service Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00761411	4170	HONNEN EQUIPMENT	7/22/2021	332,705.00	
00761467	16237	SAM HILL OIL INC	7/22/2021	2,301.92	
			Fund Total	335,006.92	

County of Adams
Net Warrants by Fund Detail

<u>7</u>		<u>Stormwater Utility Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00761398	381414	HAMPDEN PRESS INC	7/22/2021	1,462.65	
Fund Total				1,462.65	

Net Warrants by Fund Detail

13Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761316	411865	ALFRED BENESCH & CO	7/22/2021	25,900.00
00761318	12012	ALSCO AMERICAN INDUSTRIAL	7/22/2021	191.17
00761335	49497	BFI TOWER ROAD LANDFILL	7/22/2021	4,614.50
00761337	8909	BRANNAN SAND & GRAVEL COMPANY	7/22/2021	3,414.47
00761352	43659	CINTAS FIRST AID & SAFETY	7/22/2021	253.48
00761354	2305	COBITCO INC	7/22/2021	1,872.98
00761374	562184	DOUBLE R EXCAVATING INC	7/22/2021	2,240.00
00761383	534975	EP&A ENVIROTAC INC	7/22/2021	159,796.26
00761395	212385	GMCO CORPORATION	7/22/2021	80,596.99
00761401	727893	HCL ENGINEERING & SURVEYING LL	7/22/2021	3,775.90
00761402	92426	HDR ENGINEERING INC	7/22/2021	95,300.00
00761416	506641	JK TRANSPORTS INC	7/22/2021	48,690.00
00761447	1165539	PARKING AND TRAFFIC SUPPLY LLC	7/22/2021	10,218.00
00761471	13932	SOUTH ADAMS WATER & SANITATION	7/22/2021	235.81
00761525	158184	UTILITY NOTIFICATION CENTER OF	7/22/2021	195.36
Fund Total				437,294.92

Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761346	726898	CA SHORT COMPANY	7/22/2021	12,337.00
00761381	219503	ELKUS & SISSON PC AND	7/22/2021	8,858.00
00761384	346750	FACTORY MOTOR PARTS	7/22/2021	671.25
00761425	1192771	MAXTED LAW LLC	7/22/2021	80,000.00
00761445	1175745	ORIGAMI RISK LLC	7/22/2021	37,767.00
00761461	36205	RITSEMA LAW LLC	7/22/2021	4,415.00
Fund Total				144,048.25

County of Adams
Net Warrants by Fund Detail

<u>25</u>		<u>Waste Management Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00007817	535096	B & B ENVIRONMENTAL SAFETY INC	7/20/2021	10,783.12	
00007826	433702	QUANTUM WATER & ENVIRONMENT	7/20/2021	29,699.00	
			Fund Total	40,482.12	

County of Adams
Net Warrants by Fund Detail

<u>27</u>		<u>Open Space Projects Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00761341	523308	BROTHERS PAINTING	7/22/2021	1,650.00	
Fund Total				1,650.00	

County of Adams
Net Warrants by Fund Detail

<u>28</u>		<u>Open Space Sales Tax Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00007820	89299	COMMERCE CITY CITY OF	7/20/2021	1,150,000.00	
Fund Total				1,150,000.00	

Net Warrants by Fund Detail

30Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00007816	1163354	ALPINE ARTISAN STUDIOS LLC	7/20/2021	17,500.00
00007824	1163045	HEIDI'S BROOKLYN DELI	7/20/2021	7,320.50
00007825	1141131	MI RANCHITO NEVERIA LLC	7/20/2021	3,397.50
00007831	287034	SNAPNORTH LLC	7/21/2021	8,755.00
00761320	1161842	AMAZONE FUNCTIONAL HEALTH INC	7/22/2021	5,313.50
00761322	1164631	BAD AXE THROWING USA INC	7/22/2021	7,074.00
00761472	1152669	SPICY TACOS INC	7/22/2021	9,057.00
00761476	1130187	STRASBURG SANDWICH SHOP LLC	7/22/2021	4,151.50
00761480	1174687	SUPREME CLEANERS INC	7/22/2021	8,596.00
Fund Total				71,165.00

County of Adams
Net Warrants by Fund Detail

<u>34</u>		<u>Comm Services Blk Grant Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00761309	30283	ACCESS HOUSING	7/22/2021	4,899.06	
00761310	258636	ADAMS COUNTY FOOD BANK	7/22/2021	4,886.23	
Fund Total				9,785.29	

County of Adams
Net Warrants by Fund Detail

<u>35</u>		<u>Workforce & Business Center</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00761325	1190391	BALDERRAMA MORAN JENNIFER	7/22/2021	72.50	
00761431	1192768	METROPOLITAN STATE UNIVERSITY	7/22/2021	3,250.80	
Fund Total				3,323.30	

Net Warrants by Fund Detail

43

Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00007818	709816	CITY SERVICEVALCON LLC	7/20/2021	49,393.09
00761315	88281	ALBERTS WATER & WASTEWATER SER	7/22/2021	3,300.00
00761370	556579	DBT TRANSPORTATION SERVICES LL	7/22/2021	1,204.17
00761419	204737	JVIATION, A WOOLPERT COMPANY	7/22/2021	6,745.70
00761429	871154	MEI TOTAL ELEVATOR SOLUTIONS	7/22/2021	511.03
Fund Total				<hr/> 61,153.99

Net Warrants by Fund Detail

50

FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00761355	2381	COLO ANALYTICAL LABORATORY	7/22/2021	23.00
00761409	10864	HILLYARD - DENVER	7/22/2021	726.53
00761519	1007	UNITED POWER (UNION REA)	7/22/2021	58.73
00761520	1007	UNITED POWER (UNION REA)	7/22/2021	279.48
00761521	1007	UNITED POWER (UNION REA)	7/22/2021	1,874.98
00761522	1007	UNITED POWER (UNION REA)	7/22/2021	150.63
Fund Total				<hr/> 3,113.35

County of Adams
Net Warrants by Fund Detail

Grand Total 3,217,479.26

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Admin & Customer Care</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	SCHMITZ JENNIE	00001	999815	396678	7/20/2021	300.00
					Account Total	300.00
					Department Total	300.00

County of Adams
Vendor Payment Report

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	WESTMINSTER CHAMBER OF COMMERC	00001	999645	396474	7/16/2021	5,000.00
					Account Total	5,000.00
					Department Total	5,000.00

County of Adams
Vendor Payment Report

<u>3164</u>	<u>Byers/Shamrock Blade Stations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	CAN AMERICAN DRILLING	00004	999701	396638	7/20/2021	3,091.86
					Account Total	3,091.86
					Department Total	3,091.86

County of Adams
Vendor Payment Report

<u>1043</u>	<u>CA- Social Services IV-D</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLORADO FAMILY SUPPORT COUNCI	00001	999638	396471	7/16/2021	200.00
					Account Total	200.00
					Department Total	200.00

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COLORADO DESIGN INC TILE AND T	00004	999965	396840	7/22/2021	11,486.00
	D2C ARCHITECTS INC	00004	999960	396840	7/22/2021	5,600.00
	DLR GROUP	00004	999806	396665	7/20/2021	24,632.50
	MARGENAU ASSOCIATES INC	00004	999974	396840	7/22/2021	14,783.00
	OFFICESCAPES OF DENVER LLLP	00004	999964	396840	7/22/2021	1,795.00
	ROTH SHEPPARD ARCHITECTS	00004	999962	396840	7/22/2021	14,459.89
	SM ROCHA LLC	00004	999961	396840	7/22/2021	127.50
	WOLD ARCHITECTS AND ENGINEERS	00004	999868	396758	7/21/2021	6,339.25
	WOLD ARCHITECTS AND ENGINEERS	00004	999869	396758	7/21/2021	9,635.66
	WOLD ARCHITECTS AND ENGINEERS	00004	999870	396758	7/21/2021	1,774.99
	WOLD ARCHITECTS AND ENGINEERS	00004	999872	396758	7/21/2021	6,139.28
	WOLD ARCHITECTS AND ENGINEERS	00004	999873	396758	7/21/2021	2,535.70
					Account Total	99,308.77
					Department Total	99,308.77

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	ALPINE ARTISAN STUDIOS LLC	00030	999037	395695	7/7/2021	17,500.00
	AMAZONE FUNCTIONAL HEALTH INC	00030	999188	395840	7/8/2021	5,313.50
	BAD AXE THROWING USA INC	00030	999439	396271	7/14/2021	7,074.00
	HEIDI'S BROOKLYN DELI	00030	999038	395698	7/7/2021	7,320.50
	MI RANCHITO NEVERIA LLC	00030	999199	395949	7/9/2021	3,397.50
	SNAPNORTH LLC	00030	999798	396666	7/20/2021	8,755.00
	SPICY TACOS INC	00030	999490	396341	7/15/2021	4,528.50
	SPICY TACOS INC	00030	999557	396349	7/15/2021	4,528.50
	STRASBURG SANDWICH SHOP LLC	00030	999826	396681	7/20/2021	4,151.50
	SUPREME CLEANERS INC	00030	999744	396647	7/20/2021	8,596.00
					Account Total	71,165.00
					Department Total	71,165.00

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED IT USA LLC	00001	999585	396442	7/16/2021	30.00
					Account Total	30.00
	Other Professional Serv					
	PITNEY BOWES INC	00001	999196	395941	7/9/2021	295.00
					Account Total	295.00
					Department Total	325.00

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALBERTS WATER & WASTEWATER SER	00043	999887	396766	7/21/2021	3,300.00
	CITY SERVICEVALCON LLC	00043	999805	396665	7/20/2021	31,440.29
	CITY SERVICEVALCON LLC	00043	999790	396665	7/20/2021	17,952.80
	DBT TRANSPORTATION SERVICES LL	00043	999893	396766	7/21/2021	416.67
	DBT TRANSPORTATION SERVICES LL	00043	999894	396766	7/21/2021	787.50
	JVIATION, A WOOLPERT COMPANY	00043	999890	396766	7/21/2021	2,895.90
	JVIATION, A WOOLPERT COMPANY	00043	999888	396766	7/21/2021	3,849.80
	MEI TOTAL ELEVATOR SOLUTIONS	00043	999571	396382	7/15/2021	511.03
					Account Total	61,153.99
					Department Total	61,153.99

County of Adams
Vendor Payment Report

<u>9264</u>	<u>Community Recovery</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Janitorial Services					
	COMMERCIAL CLEANING SYSTEMS	00001	999702	396638	7/20/2021	1,225.00
					Account Total	1,225.00
					Department Total	1,225.00

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	COLO ASSN OF TAX APPRAISERS	00001	999440	396273	7/14/2021	525.00
					Account Total	525.00
					Department Total	525.00

County of Adams
Vendor Payment Report

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Messenger/Delivery Service					
	FEDERAL EXPRESS CO	00001	999643	396471	7/16/2021	144.10
	FEDERAL EXPRESS CO	00001	999644	396471	7/16/2021	137.10
					Account Total	281.20
	Other Professional Serv					
	NASTRO DEBORAH	00001	999640	396471	7/16/2021	247.50
	SWEEP STAKES UNLIMITED	00001	999635	396471	7/16/2021	30.00
	SWEEP STAKES UNLIMITED	00001	999636	396471	7/16/2021	30.00
	SWEEP STAKES UNLIMITED	00001	999637	396471	7/16/2021	65.00
					Account Total	372.50
					Department Total	653.70

County of Adams
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ACCESS HOUSING	00034	999573	396384	7/15/2021	4,899.06
	ADAMS COUNTY FOOD BANK	00034	999572	396384	7/15/2021	4,886.23
					Account Total	9,785.29
					Department Total	9,785.29

County of Adams
Vendor Payment Report

<u>9261</u>	<u>DA- Diversion Project</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PETER J DI LEO LPC	00001	999857	396741	7/21/2021	300.00
					Account Total	300.00
					Department Total	300.00

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DMV RECORD SERVICES	00001	999858	396741	7/21/2021	3.00
					Account Total	3.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999853	396741	7/21/2021	22.47
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999853	396741	7/21/2021	14.69
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999853	396741	7/21/2021	16.44
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999853	396741	7/21/2021	26.80
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999853	396741	7/21/2021	5.84
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	40.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	40.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	40.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	40.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	40.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	13.31
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	17.75
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	999854	396741	7/21/2021	25.37
					Account Total	342.67
					Department Total	345.67

County of Adams
Vendor Payment Report

<u>7041</u>	<u>Economic Development Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	IBISWORLD INC	00001	999087	395793	7/8/2021	4,900.00
					Account Total	4,900.00
					Department Total	4,900.00

County of Adams
Vendor Payment Report

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	HONNEN EQUIPMENT	00006	999950	396840	7/22/2021	332,705.00
	SAM HILL OIL INC	00006	999926	396840	7/22/2021	2,301.92
					Account Total	335,006.92
					Department Total	335,006.92

County of Adams
Vendor Payment Report

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	HILLYARD - DENVER	00050	999972	396840	7/22/2021	726.53
					Account Total	726.53
					Department Total	726.53

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	BENNETT TOWN OF	00001	999709	396638	7/20/2021	3,000.00
					Account Total	3,000.00
	Consultant Services					
	HELTON & WILLIAMSEN PC	00001	999710	396638	7/20/2021	255.00
					Account Total	255.00
	Gas & Electricity					
	FERRELLGAS L P	00001	999811	396671	7/20/2021	24.54
	FERRELLGAS L P	00001	999812	396671	7/20/2021	46.90
	UNITED POWER (UNION REA)	00001	999711	396638	7/20/2021	36.62
	UNITED POWER (UNION REA)	00001	999712	396638	7/20/2021	56.23
					Account Total	164.29
	Maintenance Contracts					
	VERIZON WIRELESS	00001	999703	396638	7/20/2021	120.03
					Account Total	120.03
	Other Professional Serv					
	MC + ENGINEERING LLC	00001	999707	396638	7/20/2021	2,500.00
	MC + ENGINEERING LLC	00001	999708	396638	7/20/2021	2,500.00
					Account Total	5,000.00
	Software and Licensing					
	ENERGYCAP INC	00001	999807	396671	7/20/2021	2,821.51
					Account Total	2,821.51
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11832	00001	999601	396444	7/1/2021	82.37
					Account Total	82.37
					Department Total	11,443.20

County of Adams
Vendor Payment Report

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11881	00001	999833	396725	7/6/2021	5,161.01
					Account Total	5,161.01
					Department Total	5,161.01

County of Adams
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11847	00001	999616	396444	7/6/2021	7,282.33
					Account Total	7,282.33
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11857	00001	999617	396444	7/2/2021	7,333.92
					Account Total	7,333.92
					Department Total	14,616.25

County of Adams
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00050	999700	396638	7/20/2021	23.00
					Account Total	23.00
	Gas & Electricity					
	Energy Cap Bill ID=11836	00050	999624	396444	7/6/2021	58.73
	Energy Cap Bill ID=11838	00050	999625	396444	7/6/2021	279.48
	Energy Cap Bill ID=11839	00050	999626	396444	7/6/2021	1,874.98
	Energy Cap Bill ID=11852	00050	999627	396444	7/6/2021	150.63
	Energy Cap Bill ID=11864	00050	999628	396444	6/25/2021	88.93
	Energy Cap Bill ID=11872	00050	999629	396444	6/25/2021	47.71
					Account Total	2,500.46
					Department Total	2,523.46

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11834	00001	999595	396444	7/6/2021	2,516.00
	Energy Cap Bill ID=11835	00001	999596	396444	7/6/2021	33,181.00
	Energy Cap Bill ID=11866	00001	999597	396444	6/25/2021	1,186.43
	ENERGYCAP INC	00001	999807	396671	7/20/2021	2,661.12
					Account Total	39,544.55
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11878	00001	999838	396725	7/9/2021	7,026.93
					Account Total	7,026.93
					Department Total	46,571.48

County of Adams
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11867	00001	999586	396444	6/23/2021	4,453.06
	Energy Cap Bill ID=11873	00001	999587	396444	6/23/2021	85.91
	Energy Cap Bill ID=11875	00001	999834	396725	7/6/2021	539.50
	Energy Cap Bill ID=11876	00001	999835	396725	7/6/2021	610.11
	Energy Cap Bill ID=11882	00001	999836	396725	7/6/2021	1,562.27
					Account Total	7,250.85
					Department Total	7,250.85

County of Adams
Vendor Payment Report

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11859	00001	999598	396444	6/29/2021	13,240.10
	Energy Cap Bill ID=11860	00001	999599	396444	6/29/2021	18,782.52
	Energy Cap Bill ID=11861	00001	999600	396444	6/28/2021	775.34
					Account Total	32,797.96
	Repair & Maint Supplies					
	CONESCO	00001	999705	396638	7/20/2021	245.00
	US ENGINEERING COMPANY	00001	999706	396638	7/20/2021	898.00
					Account Total	1,143.00
					Department Total	33,940.96

County of Adams
Vendor Payment Report

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11843	00001	999588	396444	7/6/2021	67.74
	Energy Cap Bill ID=11844	00001	999589	396444	7/6/2021	25,689.62
					Account Total	25,757.36
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11856	00001	999590	396444	7/2/2021	19,314.73
					Account Total	19,314.73
					Department Total	45,072.09

County of Adams
Vendor Payment Report

<u>1019</u>	<u>FO - Mailroom & Dock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	UNITED STATES POSTAL SERVICE	00001	999753	396654	7/20/2021	37.45
					Account Total	37.45
					Department Total	37.45

County of Adams
Vendor Payment Report

<u>1062</u>	<u>FO - Other Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	ROSTIE SANDRA	00001	999343	396183	7/13/2021	2,600.00
					Account Total	2,600.00
	Gas & Electricity					
	XCEL ENERGY	00001	999438	396266	7/14/2021	52.27
					Account Total	52.27
					Department Total	2,652.27

County of Adams
Vendor Payment Report

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11848	00001	999602	396444	7/6/2021	199.41
	Energy Cap Bill ID=11849	00001	999603	396444	7/6/2021	741.56
	Energy Cap Bill ID=11850	00001	999604	396444	7/6/2021	1,426.00
	Energy Cap Bill ID=11851	00001	999605	396444	7/6/2021	35.32
	Energy Cap Bill ID=11853	00001	999606	396444	7/6/2021	216.88
	Energy Cap Bill ID=11854	00001	999607	396444	7/6/2021	5,538.04
	Energy Cap Bill ID=11862	00001	999608	396444	6/25/2021	133.85
	Energy Cap Bill ID=11863	00001	999609	396444	6/25/2021	49.46
	Energy Cap Bill ID=11868	00001	999610	396444	6/25/2021	90.93
	Energy Cap Bill ID=11869	00001	999611	396444	6/25/2021	46.04
	Energy Cap Bill ID=11870	00001	999612	396444	6/25/2021	91.90
	Energy Cap Bill ID=11874	00001	999613	396444	6/25/2021	123.06
	Energy Cap Bill ID=11877	00001	999839	396725	7/6/2021	105.93
	Energy Cap Bill ID=11880	00001	999840	396725	7/2/2021	691.37
	UNITED POWER (UNION REA)	00001	999713	396638	7/20/2021	67.11
					Account Total	9,556.86
					Department Total	9,556.86

County of Adams
Vendor Payment Report

<u>1123</u>	<u>FO - Riverdale Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11855	00001	999618	396444	7/6/2021	11,649.78
	Energy Cap Bill ID=11871	00001	999619	396444	6/25/2021	2,152.85
					Account Total	13,802.63
					Department Total	13,802.63

County of Adams
Vendor Payment Report

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11846	00001	999614	396444	7/6/2021	4,814.57
	Energy Cap Bill ID=11865	00001	999615	396444	6/25/2021	170.63
					Account Total	4,985.20
					Department Total	4,985.20

County of Adams
Vendor Payment Report

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLORADO MOISTURE CONTROL INC	00001	999809	396671	7/20/2021	5,564.00
					Account Total	5,564.00
	Gas & Electricity					
	Energy Cap Bill ID=11840	00001	999620	396444	7/6/2021	496.69
	Energy Cap Bill ID=11841	00001	999621	396444	7/6/2021	22,899.29
	Energy Cap Bill ID=11842	00001	999622	396444	7/6/2021	56.63
	Energy Cap Bill ID=11845	00001	999623	396444	7/6/2021	7,326.83
					Account Total	30,779.44
					Department Total	36,343.44

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=11833	00001	999592	396444	7/1/2021	208.30
	Energy Cap Bill ID=11837	00001	999593	396444	7/6/2021	198.07
	Energy Cap Bill ID=11879	00001	999837	396725	7/8/2021	1,502.30
					Account Total	1,908.67
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11831	00001	999594	396444	7/1/2021	1,452.41
	SWIMS DISPOSAL	00001	999810	396671	7/20/2021	95.00
					Account Total	1,547.41
					Department Total	3,456.08

County of Adams
Vendor Payment Report

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	THERMAL & MOISTURE PROTECTION	00001	999704	396638	7/20/2021	525.00
	WEATHERSURE	00001	999808	396671	7/20/2021	255.00
					Account Total	780.00
	Gas & Electricity					
	Energy Cap Bill ID=11858	00001	999591	396444	6/29/2021	7,210.44
					Account Total	7,210.44
					Department Total	7,990.44

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	999984	396840	7/22/2021	103.49
	ADVANCED LAUNDRY SYSTEMS	00001	999989	396840	7/22/2021	598.78
	ALSCO AMERICAN INDUSTRIAL	00001	999994	396840	7/22/2021	213.30
	ANGEL ARMOR LLC	00001	999864	396758	7/21/2021	1,700.72
	ANGEL ARMOR LLC	00001	999865	396758	7/21/2021	770.17
	CA SHORT COMPANY	00001	999975	396840	7/22/2021	2,400.00
	CA SHORT COMPANY	00001	999976	396840	7/22/2021	864.26
	CA SHORT COMPANY	00001	999977	396840	7/22/2021	637.00
	CA SHORT COMPANY	00001	999978	396840	7/22/2021	4,971.07
	CA SHORT COMPANY	00001	999979	396840	7/22/2021	423.84
	CA SHORT COMPANY	00001	999980	396840	7/22/2021	18,295.80
	CHARM TEX	00001	999986	396840	7/22/2021	3,507.10
	CHARM TEX	00001	999987	396840	7/22/2021	3,414.00
	CHARM TEX	00001	999988	396840	7/22/2021	1,192.50
	CONVERGINT TECHNOLOGIES LLC	00001	999973	396840	7/22/2021	50,635.00
	COPYCO QUALITY PRINTING INC	00001	999995	396840	7/22/2021	8,550.00
	CORTES ROBINSON	00001	999874	396752	7/21/2021	12,000.00
	DIRSEC	00001	999875	396758	7/21/2021	51,413.76
	DLR GROUP	00001	999800	396665	7/20/2021	15,000.00
	DUBOIS MICHAEL	00001	999879	396752	7/21/2021	20,000.00
	ELIZONDO ENTERTAINMENT INC	00001	999802	396665	7/20/2021	20,000.00
	ELIZONDO ENTERTAINMENT INC	00001	999996	396848	7/22/2021	20,000.00
	ELIZONDO ENTERTAINMENT INC	00001	999997	396848	7/22/2021	5,000.00
	FOUND MY KEYS	00001	999866	396758	7/21/2021	1,488.40
	FOUND MY KEYS	00001	999867	396758	7/21/2021	583.55
	G&M COMPANY LLC	00001	999876	396752	7/21/2021	15,840.00
	GALLS LLC	00001	999985	396840	7/22/2021	9.99
	GENERAL NETWORKS	00001	999956	396840	7/22/2021	14,814.29
	GRANICUS LLC	00001	999957	396840	7/22/2021	15,518.69
	HARTNETT ALEXANDER P	00001	999877	396752	7/21/2021	17,500.00
	HILL'S PET NUTRITION SALES INC	00001	999949	396840	7/22/2021	308.85
	HILLYARD - DENVER	00001	999981	396840	7/22/2021	271.15
	HILLYARD - DENVER	00001	999982	396840	7/22/2021	202.83
	HILLYARD - DENVER	00001	999966	396840	7/22/2021	44.32
	HILLYARD - DENVER	00001	999968	396840	7/22/2021	139.00

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	HILLYARD - DENVER	00001	999969	396840	7/22/2021	314.87
	HILLYARD - DENVER	00001	999970	396840	7/22/2021	354.62
	HILLYARD - DENVER	00001	999971	396840	7/22/2021	733.12
	HILLYARD - DENVER	00001	999928	396840	7/22/2021	367.90
	JACHIMIAK PETERSON LLC	00001	999892	396766	7/21/2021	1,827.00
	MILE HIGH FLEA MARKET	00001	999919	396766	7/21/2021	340.00
	MILE HIGH FLEA MARKET	00001	999570	396382	7/15/2021	422.50
	MWI ANIMAL HEALTH	00001	999910	396766	7/21/2021	795.98
	MWI ANIMAL HEALTH	00001	999911	396766	7/21/2021	124.90
	MWI ANIMAL HEALTH	00001	999912	396766	7/21/2021	190.00
	MWI ANIMAL HEALTH	00001	999913	396766	7/21/2021	190.00
	MWI ANIMAL HEALTH	00001	999914	396766	7/21/2021	190.00
	MWI ANIMAL HEALTH	00001	999915	396766	7/21/2021	458.65
	PATTERSON VETERINARY SUPPLY IN	00001	999917	396766	7/21/2021	47.04
	REGROUP	00001	999881	396766	7/21/2021	6,885.00
	ROCKY MOUNTAIN DERBY PROMOTION	00001	999860	396752	7/21/2021	8,200.00
	ROCKY MOUNTAIN DERBY PROMOTION	00001	999871	396752	7/21/2021	30,000.00
	RUNBECK ELECTION SERVICES INC	00001	999891	396766	7/21/2021	25,000.00
	STATE OF COLORADO	00001	999946	396840	7/22/2021	84.89
	STATE OF COLORADO	00001	999946	396840	7/22/2021	585.44
	STRATEGY WITH ROX	00001	999920	396766	7/21/2021	6,600.00
	STRATEGY WITH ROX	00001	999921	396766	7/21/2021	6,600.00
	STRATEGY WITH ROX	00001	999922	396766	7/21/2021	4,000.00
	SUMMIT FOOD SERVICE LLC	00001	999991	396840	7/22/2021	3,905.46
	SUMMIT FOOD SERVICE LLC	00001	999992	396840	7/22/2021	23,026.45
	TALBERT GREG	00001	999880	396752	7/21/2021	37,895.00
	TRI STATE FIREWORKS INC	00001	999955	396840	7/22/2021	44,000.00
	TYGRETT DEBRA R	00001	999993	396840	7/22/2021	425.00
	TYLER TECHNOLOGIES INC	00001	999959	396840	7/22/2021	5,149.79
	WAGNER RENTS INC	00001	999884	396766	7/21/2021	670.00
	WRIGHTWAY INDUSTRIES INC	00001	999916	396766	7/21/2021	252.40
					Account Total	518,047.87
					Department Total	518,047.87

County of Adams
Vendor Payment Report

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	JUSTICE BENEFITS INC	00001	999722	396644	7/20/2021	1,276.00
					Account Total	1,276.00
					Department Total	1,276.00

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	999407	396252	7/14/2021	3,864.09
	UNITED POWER (UNION REA)	00005	999408	396252	7/14/2021	4,047.58
	UNITED POWER (UNION REA)	00005	999409	396252	7/14/2021	1,222.80
	UNITED POWER (UNION REA)	00005	999410	396252	7/14/2021	30.64
	UNITED POWER (UNION REA)	00005	999411	396252	7/14/2021	91.66
	XCEL ENERGY	00005	999561	396252	7/14/2021	125.31
	XCEL ENERGY	00005	999413	396252	7/14/2021	89.33
					Account Total	9,471.41
					Department Total	9,471.41

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	999405	396252	7/14/2021	24.94
	UNITED POWER (UNION REA)	00005	999406	396252	7/14/2021	3,195.56
	XCEL ENERGY	00005	999413	396252	7/14/2021	431.88
					Account Total	3,652.38
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00005	999404	396252	7/14/2021	671.48
					Account Total	671.48
					Department Total	4,323.86

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	999569	396382	7/15/2021	1,774.50
	CA SHORT COMPANY	00019	999895	396766	7/21/2021	10,562.50
	FACTORY MOTOR PARTS	00019	999927	396840	7/22/2021	671.25
	ORIGAMI RISK LLC	00019	999958	396840	7/22/2021	37,767.00
					Account Total	50,775.25
					Department Total	50,775.25

County of Adams
Vendor Payment Report

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	General Liab - Other than Prop					
	ELKUS & SISSON PC AND	00019	999639	396471	7/16/2021	8,858.00
	MAXTED LAW LLC	00019	999714	396639	7/20/2021	80,000.00
	RITSEMA LAW LLC	00019	999641	396471	7/16/2021	2,600.00
	RITSEMA LAW LLC	00019	999642	396471	7/16/2021	1,815.00
					Account Total	93,273.00
					Department Total	93,273.00

County of Adams
Vendor Payment Report

<u>1081</u>	<u>Long Range Strategic Planning</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	MEXICAN CULTURAL CENTER	00001	999081	395791	7/8/2021	100.00
					Account Total	100.00
					Department Total	100.00

County of Adams
Vendor Payment Report

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	BROTHERS PAINTING	00027	999647	396569	7/19/2021	1,650.00
					Account Total	1,650.00
					Department Total	1,650.00

County of Adams
Vendor Payment Report

<u>6202</u>	<u>Open Space Tax- Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	COMMERCE CITY CITY OF	00028	999568	396373	7/15/2021	1,150,000.00
					Account Total	1,150,000.00
					Department Total	1,150,000.00

County of Adams
Vendor Payment Report

<u>2061</u>	<u>PKS - Weed & Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	999850	396728	7/21/2021	80.02
					Account Total	80.02
					Department Total	80.02

County of Adams
Vendor Payment Report

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	DITCH AND RESERVOIR COMPANY AL	00001	999648	396569	7/19/2021	500.00
					Account Total	500.00
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00001	999844	396728	7/21/2021	168.42
					Account Total	168.42
					Department Total	668.42

County of Adams
Vendor Payment Report

5010	PKS- Fair	Fund	Voucher	Batch No	GL Date	Amount
	Fair Expenses-General					
	BAKER JOHN W	00001	999923	396770	7/21/2021	200.00
	BALDWIN MARY	00001	999816	396680	7/20/2021	150.00
	BALL MARGO LEA	00001	999924	396770	7/21/2021	650.00
	BARTON MELISSA	00001	999817	396680	7/20/2021	150.00
	BARTON MICHAEL	00001	999818	396680	7/20/2021	150.00
	BOGAN JOAN	00001	999819	396680	7/20/2021	150.00
	BUTTENWORTH MICHELLE	00001	999898	396768	7/21/2021	150.00
	BUTTENWORTH SCOTT	00001	999899	396768	7/21/2021	150.00
	CECIL CONNIE	00001	999820	396680	7/20/2021	150.00
	CHRISTIAN VICKI	00001	999821	396680	7/20/2021	150.00
	CORAL DAWN ENTERPRISES	00001	999906	396768	7/21/2021	250.00
	CRAMER STEPHEN S	00001	999822	396680	7/20/2021	150.00
	DENNISTON DAVID	00001	999925	396770	7/21/2021	600.00
	EASTWOOD KIMBERLY	00001	999900	396768	7/21/2021	1,000.00
	FLOREZ SHAYLEN R	00001	999823	396680	7/20/2021	150.00
	HALES COLBY	00001	999901	396768	7/21/2021	650.00
	HALES COLBY	00001	999918	396769	7/21/2021	500.00
	HESSER TAMMY L	00001	999902	396768	7/21/2021	150.00
	HETTINGER KATHLEEN S	00001	999824	396680	7/20/2021	150.00
	MCLAUGHLIN MEGHAN ANNE	00001	999903	396768	7/21/2021	300.00
	MCPEAKE LINDSEY	00001	999904	396768	7/21/2021	600.00
	MILE HIGH ARCADE LLC	00001	999651	396571	7/19/2021	2,417.50
	MILE HIGH ARCADE LLC	00001	999393	396242	7/14/2021	2,417.50
	MURDOCH BRUCE	00001	999905	396768	7/21/2021	200.00
	PETERSON MICHELLE	00001	999825	396680	7/20/2021	150.00
					Account Total	11,735.00
	Liquor Purchases					
	DAVIDSON, MELANY L	00001	999842	396728	7/21/2021	456.50
					Account Total	456.50
	Other Communications					
	VERIZON WIRELESS	00001	999849	396728	7/21/2021	200.11
					Account Total	200.11
	Regional Park Rentals					
	COX RANCH ORIGINALS	00001	999845	396728	7/21/2021	312.00

County of Adams
Vendor Payment Report

5010	PKS- Fair	Fund	Voucher	Batch No	GL Date	Amount
	EITEL SAM	00001	999841	396728	7/21/2021	150.00
	PADILLA BERNADETTE	00001	999843	396728	7/21/2021	100.00
					Account Total	562.00
	Security Service					
	CODE 4 SECURITY SERVICES LLC	00001	999652	396572	7/19/2021	190.00
	CODE 4 SECURITY SERVICES LLC	00001	999653	396572	7/19/2021	380.00
					Account Total	570.00
					Department Total	13,523.61

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	999398	396242	7/14/2021	58.57
					Account Total	58.57
	Medical Supplies					
	CINTAS FIRST AID & SAFETY	00001	999392	396242	7/14/2021	110.00
					Account Total	110.00
	Other Communications					
	VERIZON WIRELESS	00001	999851	396728	7/21/2021	90.63
					Account Total	90.63
					Department Total	259.20

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	999846	396728	7/21/2021	11.21
	XCEL ENERGY	00001	999847	396728	7/21/2021	54.28
	XCEL ENERGY	00001	999848	396728	7/21/2021	18.17
	XCEL ENERGY	00001	999396	396242	7/14/2021	31.29
	XCEL ENERGY	00001	999397	396242	7/14/2021	326.31
					Account Total	441.26
	Water/Sewer/Sanitation					
	BERKELEY WATER & SANITATION D	00001	999391	396242	7/14/2021	72.97
	NORTH WASHINGTON ST WATER & SA	00001	999394	396242	7/14/2021	34,680.59
	NORTH WASHINGTON ST WATER & SA	00001	999395	396242	7/14/2021	5,590.91
					Account Total	40,344.47
					Department Total	40,785.73

County of Adams
Vendor Payment Report

<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DUPRIEST JOHN FIELDEN	00001	998529	395040	6/28/2021	65.00
	FOREST SEAN	00001	998530	395040	6/28/2021	65.00
	GARNER, ROSIE	00001	998534	395040	6/28/2021	65.00
	HERRERA, AARON	00001	998532	395040	6/28/2021	65.00
	MARTINEZ JUSTIN PAUL	00001	998533	395040	6/28/2021	65.00
	RICHARDSON SHARON	00001	998531	395040	6/28/2021	65.00
	ROSE DAVID E	00001	998536	395040	6/28/2021	65.00
	THOMPSON GREGORY PAUL	00001	998535	395040	6/28/2021	65.00
					Account Total	520.00
					Department Total	520.00

County of Adams
Vendor Payment Report

<u>3031</u>	<u>PW - Operations & Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Community Events					
	BFI TOWER ROAD LANDFILL	00013	999582	396440	7/16/2021	2,329.62
					Account Total	2,329.62
	Debris Removal					
	SOUTH ADAMS WATER & SANITATION	00013	999583	396440	7/16/2021	235.81
					Account Total	235.81
	Dust Abatement Const Water					
	COBITCO INC	00013	999578	396440	7/16/2021	734.70
	COBITCO INC	00013	999579	396440	7/16/2021	542.60
	COBITCO INC	00013	999580	396440	7/16/2021	561.80
					Account Total	1,839.10
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00013	999575	396440	7/16/2021	102.77
	ALSCO AMERICAN INDUSTRIAL	00013	999576	396440	7/16/2021	88.40
	CINTAS FIRST AID & SAFETY	00013	999577	396440	7/16/2021	253.48
					Account Total	444.65
	Road Oil					
	COBITCO INC	00013	999581	396440	7/16/2021	33.88
					Account Total	33.88
	Traffic Signal Maintenance					
	UTILITY NOTIFICATION CENTER OF	00013	999584	396440	7/16/2021	195.36
					Account Total	195.36
					Department Total	5,078.42

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALFRED BENESCH & CO	00013	999896	396766	7/21/2021	25,900.00
	BFI TOWER ROAD LANDFILL	00013	999947	396840	7/22/2021	671.25
	BFI TOWER ROAD LANDFILL	00013	999948	396840	7/22/2021	1,613.63
	BRANNAN SAND & GRAVEL COMPANY	00013	999951	396840	7/22/2021	577.81
	BRANNAN SAND & GRAVEL COMPANY	00013	999952	396840	7/22/2021	2,836.66
	DOUBLE R EXCAVATING INC	00013	999954	396840	7/22/2021	2,240.00
	EP&A ENVIROTAC INC	00013	999935	396840	7/22/2021	16,570.18
	EP&A ENVIROTAC INC	00013	999936	396840	7/22/2021	33,140.36
	EP&A ENVIROTAC INC	00013	999937	396840	7/22/2021	16,570.18
	EP&A ENVIROTAC INC	00013	999938	396840	7/22/2021	38,472.68
	EP&A ENVIROTAC INC	00013	999939	396840	7/22/2021	38,472.68
	EP&A ENVIROTAC INC	00013	999940	396840	7/22/2021	16,570.18
	GMCO CORPORATION	00013	999941	396840	7/22/2021	28,547.33
	GMCO CORPORATION	00013	999942	396840	7/22/2021	6,657.02
	GMCO CORPORATION	00013	999943	396840	7/22/2021	11,520.00
	GMCO CORPORATION	00013	999944	396840	7/22/2021	25,820.16
	GMCO CORPORATION	00013	999945	396840	7/22/2021	8,052.48
	HCL ENGINEERING & SURVEYING LL	00013	999897	396766	7/21/2021	3,775.90
	HDR ENGINEERING INC	00013	999907	396766	7/21/2021	24,000.00
	HDR ENGINEERING INC	00013	999908	396766	7/21/2021	45,700.00
	HDR ENGINEERING INC	00013	999909	396766	7/21/2021	25,600.00
	JK TRANSPORTS INC	00013	999929	396840	7/22/2021	16,820.00
	JK TRANSPORTS INC	00013	999930	396840	7/22/2021	4,040.00
	JK TRANSPORTS INC	00013	999931	396840	7/22/2021	4,180.00
	JK TRANSPORTS INC	00013	999932	396840	7/22/2021	4,200.00
	JK TRANSPORTS INC	00013	999933	396840	7/22/2021	6,740.00
	JK TRANSPORTS INC	00013	999934	396840	7/22/2021	12,710.00
	PARKING AND TRAFFIC SUPPLY LLC	00013	999953	396840	7/22/2021	10,218.00
					Account Total	432,216.50
					Department Total	432,216.50

County of Adams
Vendor Payment Report

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	ADAMSON POLICE PRODUCTS	00001	999786	396651	7/20/2021	339.28
					Account Total	339.28
					Department Total	339.28

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Concealed Handgun Permit Fees					
	WATTS WILLIAM LOUIS	00001	999784	396651	7/20/2021	50.00
					Account Total	50.00
					Department Total	50.00

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff's Fees					
	ABC LEGAL SERVICES	00001	999661	396584	7/19/2021	18.00
	ALTITUDE COMMUNITY LAW	00001	999666	396584	7/19/2021	19.00
	AUTO SALE 21	00001	999697	396584	7/19/2021	19.00
	BAHRIE LAW PLLC	00001	999684	396584	7/19/2021	19.00
	BARRERA MICHELLE	00001	999695	396584	7/19/2021	19.00
	BERMAN AND RABIN	00001	999688	396584	7/19/2021	19.00
	BUDGET CONTROL SERVICES, INC	00001	999664	396584	7/19/2021	19.00
	FITZ JEREMIAH EDWARD	00001	999691	396584	7/19/2021	19.00
	FRANCY LAW FIRM	00001	999671	396584	7/19/2021	19.00
	FRANCY LAW FIRM	00001	999672	396584	7/19/2021	19.00
	FRANCY LAW FIRM	00001	999673	396584	7/19/2021	19.00
	FRANCY LAW FIRM	00001	999674	396584	7/19/2021	19.00
	HARRY L SIMON PC	00001	999682	396584	7/19/2021	19.00
	HARRY L SIMON PC	00001	999683	396584	7/19/2021	19.00
	HOLST AND BOETTCHER	00001	999667	396584	7/19/2021	19.00
	HOLST AND BOETTCHER	00001	999668	396584	7/19/2021	19.00
	HOLST AND BOETTCHER	00001	999669	396584	7/19/2021	19.00
	HOLST AND BOETTCHER	00001	999670	396584	7/19/2021	19.00
	JANSEN PETER	00001	999686	396584	7/19/2021	19.00
	JUSTICE AND MERCY LEGAL AID CL	00001	999662	396584	7/19/2021	19.00
	MADERA COSIO AMPARO	00001	999687	396584	7/19/2021	19.00
	MARTELLA LARA	00001	999698	396584	7/19/2021	66.00
	MARTINEZ BREANNA JENAE	00001	999689	396584	7/19/2021	19.00
	MILLER ANDREW	00001	999694	396584	7/19/2021	19.00
	MUSICK JAMES MICHAEL	00001	999679	396584	7/19/2021	9.00
	NELSON AND KENNARD	00001	999665	396584	7/19/2021	19.00
	NICKERSON VIVIANA ANDREA	00001	999693	396584	7/19/2021	19.00
	PARNELL RONALD	00001	999685	396584	7/19/2021	19.00
	PETRILLI NICHOLAS	00001	999676	396584	7/19/2021	19.00
	PHS RENT LLC	00001	999678	396584	7/19/2021	156.00
	PROVEST LLC	00001	999680	396584	7/19/2021	19.00
	PROVEST LLC	00001	999681	396584	7/19/2021	19.00
	PYLER LEPRO JENNIFER	00001	999696	396584	7/19/2021	19.00
	RAMIREZ DEBORAH	00001	999690	396584	7/19/2021	19.00
	STATE OF UTAH OFFICE OF RECOVE	00001	999663	396584	7/19/2021	19.00

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	VARGO AND JANSON PC	00001	999675	396584	7/19/2021	19.00
	VONHADEN ROBIN	00001	999692	396584	7/19/2021	19.00
	WYN T TAYLOR	00001	999677	396584	7/19/2021	19.00
					Account Total	895.00
					Department Total	895.00

County of Adams
Vendor Payment Report

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	999780	396651	7/20/2021	3,815.50
					Account Total	3,815.50
					Department Total	3,815.50

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	A & A LANGUAGES LLC	00001	999783	396651	7/20/2021	76.56
					Account Total	76.56
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	999781	396651	7/20/2021	5,569.16
					Account Total	5,569.16
					Department Total	5,645.72

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	HAMPDEN PRESS INC	00007	999889	396766	7/21/2021	1,462.65
					Account Total	1,462.65
					Department Total	1,462.65

County of Adams
Vendor Payment Report

<u>25</u>	<u>Waste Management Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	B & B ENVIRONMENTAL SAFETY INC	00025	999793	396665	7/20/2021	5,112.19
	B & B ENVIRONMENTAL SAFETY INC	00025	999794	396665	7/20/2021	5,670.93
	QUANTUM WATER & ENVIRONMENT	00025	999804	396665	7/20/2021	29,699.00
					Account Total	40,482.12
					Department Total	40,482.12

County of Adams
Vendor Payment Report

<u>97500</u>	<u>WIOA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Work Experience					
	BALDERRAMA MORAN JENNIFER	00035	999654	396266	7/19/2021	72.50
	METROPOLITAN STATE UNIVERSITY	00035	999730	396266	7/20/2021	1,083.60
	METROPOLITAN STATE UNIVERSITY	00035	999732	396266	7/20/2021	1,083.60
	METROPOLITAN STATE UNIVERSITY	00035	999738	396266	7/20/2021	1,083.60
					Account Total	3,323.30
					Department Total	3,323.30

County of Adams
Vendor Payment Report

Grand Total 3,217,479.26



**Board of County Commissioners
Minutes of Commissioners' Proceedings**

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Lynn Baca - District #5

**Tuesday
July 27, 2021
9:30 AM**

1. ROLL CALL

Present: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Excused: 1 - Commissioner O'Dorisio

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner Tedesco, seconded by Commissioner Baca, that this Agenda be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Henry, Commissioner Tedesco, and Commissioner Baca

Absent: 2 - Commissioner Pinter, and Commissioner O'Dorisio

4. AWARDS AND PRESENTATIONS

- A.** Resolution Approving the Award of Open Space Grant Awards and Grant Agreements on July 27, 2021
(File approved by ELT)

A motion was made by Commissioner Pinter, seconded by Commissioner Baca, that this Resolution be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

- B. Spring 2021 Open Space Sales Tax Awards Presentation

5. PUBLIC COMMENT

A. Citizen Communication

Public Comment Submitted for July 27, 2021

A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.

B. Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Tedesco, seconded by Commissioner Pinter, that this Consent Calendar be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

- A. List of Expenditures Under the Dates of July 05-09, 2021
- B. List of Expenditures Under the Dates of July 12-16, 2021
- C. Minutes of the Commissioners' Proceedings from July 20, 2021
- D. Resolution Approving Community Development Block Grant Coronavirus Substantial Amendment to the 2019 Annual Action Plan
(File approved by ELT)
- E. Resolution Approving Right-of-Way Agreement between Adams County and 100th Way, LLC, for Property Necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52nd Avenue to West 58th Avenue
(File approved by ELT)
- F. Resolution Approving the 2021 Annual Action Plan
(File approved by ELT)
- G. Resolution Approving Development Agreement between Adams County and 6300 Broadway Associates LLC
(File approved by ELT)

- H.** Resolution Approving Intergovernmental Agreement Regarding Cost-Sharing between Adams County and the City of Westminster for the Resurfacing of 92nd Avenue - Lowell Boulevard to Federal Boulevard Project
(File approved by ELT)
- I.** Resolution Approving Right-of-Way Agreement between Adams County and Balboa Park Homes Association for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
(File approved by ELT)
- J.** Resolution Authorizing the Acquisition of Property Interests Necessary for the Construction of the Improvements for the York Street Improvements Project – East 78th Avenue to East 88th Avenue
(File approved by ELT)
- K.** Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers P0038060, R0095464, R0094964, R0094766, and R0103239
(File approved by ELT)
- L.** Resolution Approving Adams County Colorado Lease Agreement for a Portion of the Pete Mirelez Human Services Center Located at 11860 Pecos Street, Westminster, CO 80033 between Work Options for Women and Adams County
(File approved by ELT)
- M.** Resolution Amending the Adams County Open Space Policies and Procedures and Open Space Bylaws
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving Amendment Two to the Agreement between Adams County and American Logistics Company, LLC., to Provide Transportation Services
(File approved by ELT)

A motion was made by Commissioner Baca, seconded by Commissioner Tedesco, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

2. Resolution Approving Amendment One to the Agreement between Adams County and Shiloh Home Inc., to Provide Guaranteed Beds
(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

3. Resolution Approving an Agreement between Adams County and Guidehouse Inc., for Customer Journey Mapping
(File approved by ELT)

A motion was made by Commissioner Baca, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

4. Resolution Approving an Agreement between Adams County and Lumin8 Transportation Technologies for the Adams County Signal System Equipment Upgrade Project
(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

5. Resolution Approving an Agreement between Adams County and MaxSecure Systems, Inc. for an Anti-Ligature Inmate Bunk System
(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Baca, that this New Business be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

B. COUNTY ATTORNEY

8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Workers' Compensation Coverage

A motion was made by Commissioner Pinter, seconded by Commissioner Baca, that this be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

9. LAND USE HEARINGS

A. Cases to be Heard

1. PLN2021-00004 Oil & Gas Amendments to the Adams County Development Standards & Regulations
(File approved by ELT)

A motion was made by Commissioner Pinter, seconded by Commissioner Baca, that this Land Use Hearing be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Henry, Commissioner Pinter, and Commissioner Baca

Nay: 1 - Commissioner Tedesco

Absent: 1 - Commissioner O'Dorisio

2. RCU2021-00004 Mile High Outdoor 7850 Federal Blvd. Billboard Conversion
(File approved by ELT)

A motion was made by Commissioner Baca, seconded by Commissioner Pinter, that this Land Use Hearing be continued to August 17, 2021. The motion carried by the following vote:

Aye: 4 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, and Commissioner Baca

Absent: 1 - Commissioner O'Dorisio

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: MOU Facility Payments to CoreCivic, Inc. for FY2122
FROM: Rachel Jakubowski, Community Corrections Specialist
AGENCY/DEPARTMENT: Community Safety and Wellbeing, Community Corrections Administration
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Memorandum of Understanding for the distribution of Facility Payments to CoreCivic, Inc. for state fiscal year 2021-2022.

BACKGROUND:

The State allocation letter (attached) provides Facility Payment funding to community corrections providers for each community corrections facility they operate. These funds are for a very specific legislative intent: to mitigate staff turnover and reduce caseload sizes, both in an effort to advance evidence-based approaches and to improve outcomes in community corrections. Funds can also be used to facilitate compliance to PREA or for the implementation of other approved evidence-based approaches for improved outcomes.

The MOU allows the upfront distribution of 50% of the facility payments and further allows the remainder of the funds to be distributed upon compliance to the Statewide Policy for Facility Payment Funding for FY21-22.

CoreCivic, Inc. owns and operates two facilities in Adams County. They are eligible for a total of \$134,367.28 for fiscal year 2021-2022 for each facility.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Division of Criminal Justice
Adams County

CoreCivic, Inc.

ATTACHED DOCUMENTS:

Resolution MOU to Distribute Facility Payments

MOU for Facility Payments

Statewide Policy for Facility Payments

Allocation

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: 9302

	Object Account	Subledger	Amount
Current Budgeted Revenue:			\$381,353
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$381,353</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			\$381,353
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$381,353</u>

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

**RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN
ADAMS COUNTY AND CORECIVIC, INC. FOR FACILITY PAYMENTS FOR THE
2021-2022 STATE FISCAL YEAR**

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide community corrections program services to the 17th Judicial District for the State of Colorado; and,

WHEREAS, Adams County has subcontracted with CoreCivic, Inc. for state fiscal year 2021-2022 to provide community corrections services for the 17th Judicial District; and,

WHEREAS, the DCJ has provided funding for each facility that maintains the compensation levels and caseload levels that were reached pursuant to the state fiscal year 2015-2016 requirements and that shall be sustained throughout fiscal year 2021-2022.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Memorandum of Understanding between the Board of County Commissioners and CoreCivic, Inc. for the provision of facility payment which is attached hereto and incorporated herein by reference, is hereby approved and the Chair is hereby authorized to execute same.

**MEMORANDUM OF UNDERSTANDING REGARDING
COMMUNITY CORRECTIONS FACILITY PAYMENT PLANS
BY AND BETWEEN ADAMS COUNTY, COLORADO AND CORECIVIC, INC.**

The General Assembly has provided funding for state fiscal year 2021-2022 with the intent that programs will maintain the compensation levels and caseload levels that were reached pursuant to the state fiscal year's 2015-2016 Facility Payment policy. These objectives were established to advance evidence based approaches to improve outcomes in community corrections. To obtain this funding or a portion thereof, programs must adhere to the Statewide Policy and General Procedures for Facility Payments for state fiscal year 2015-2016 (attached hereto as Exhibit A) and remain consistent with the legislature's intent. The state has implemented a two part funding method.

CoreCivic, Inc. is contracted to operate two (2) facilities located in Adams County, Colorado during state fiscal year 2021-2022. Each facility is eligible for a total of \$134,367.28 with an upfront distribution of approximately **\$67,183.64** (50%) of the appropriation for each facility to be paid in August of 2021.

A second distribution of approximately **\$67,183.64** (50%) of the appropriation will be made for each facility upon meeting the following conditions:

- (a) A fully executed master contract between the Department of Public Safety, Division of Criminal Justice and the Board of Adams County Commissioners; and
- (b) A fully executed subcontract between CoreCivic Inc. and Adams County; and
- (c) A fully executed Allocation Letter to the 17th Judicial District that will secure the above described funding; and

Exemptions from Statewide Policy:

For programs who have submitted a Request for Exemption and provide an Alternate Funding Plan that has been approved by the State and the Community Corrections Board the disbursements of the Facility Payment funds shall be made consistently with the aforementioned disbursement policy where 50% is paid upfront and upon verifiable execution of the alternate plan the remainder may be paid in part or in whole dependent upon execution of the approved alternate plan.

IN WITNESS WHEREOF, the parties hereto have caused their names to be affixed hereto.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Eva Henry, Chair

Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

APPROVED AS TO FORM:

Adams County Attorney's Office

Deputy Clerk

CoreCivic, Inc

Name:
Title:

Date

OPTION ALLOCATION LETTER

CT # 456

Date: 7/1/2021	Original Contract CMS #139939	Allocation Letter # 3	CMS Routing # 170044
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TO: Board of Adams County c/o Community Corrections Board

In accordance with Section 7.A of the Original Contract between the State of Colorado, Division of Criminal Justice, Community Corrections, and Board of Adams County c/o Community Corrections Board July 1, 2021 and ending on June 30, 2022, the undersigned commits the following funds to the Grant:

1. Payment for the period July 1, 2021 through June 30, 2022, will be made as earned, in whole or in part, from available State funds encumbered in an amount not to exceed **\$8,159,401.54** to be allocated as follows:

\$6,944,095.80 for Residential services for community corrections offenders, which include Diversion, Transition and Condition of Parole Placements. These funds are payable at a daily rate of \$49.16 per offender, per day; (387 Beds) and,

\$ 182,043.75 for Non-Residential Diversion services for offenders not to exceed an average of \$6.65 per day per offender; (75 Slots) and,

\$ 325,000.00 for Treatment Support and,

\$ 403,101.84 for Facility Payments to be disbursed as outlined in Statewide Facility Payment Policy for FY22 and,

\$ 305,160.15 for Community Corrections Board Administration by the Contractor,

2. Financial obligations of the State of Colorado payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.
3. Funds allocated in this Allocation Letter are for services rendered during the current contract period and cannot be used to pay for community corrections services provided in prior or future fiscal years.
4. Any unexpended funds allocated or advanced to the Contractor by the Allocation Letter shall be reverted to the State no later than July 31, 2022.

This Allocation Letter does not constitute an order for services under this Grant.
The effective date of hereof is upon approval of the State Controller or July 1, 2021, whichever is later.

STATE OF COLORADO
JARED S. POLIS, GOVERNOR
Colorado Department of Public Safety
Stan Hilkey Executive Director

By: Joe Thome, Director

Date: _____

ALL GRANTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Grants. This Grant is not valid until signed and dated below by the State Controller or delegate. Grantee is not authorized to begin performance until such time. If Grantee begins performing prior thereto, the State of Colorado is not obligated to pay Grantee for such performance or for any goods and/or services provided hereunder.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Colorado Department of Public Safety

Date: _____



COLORADO
Division of Criminal Justice
Department of Public Safety
Office of Community Corrections
700 Kipling Street, Suite 1000
Lakewood, CO 80215

TO: All Community Corrections Boards and Providers

FROM: Glenn A. Tapia, Director
Office of Community Corrections
Division of Criminal Justice

SUBJ: Statewide Policy and General Procedures: Facility Payments Funding for FY17

DATE: July 13, 2016

General Policy and Intent

In FY 2014-15 (FY15), the General Assembly developed a multi-faceted (two-part) plan to increase funding levels for community corrections providers with the intention of mitigating staff turnover and distributing workloads more efficiently among case management staff. These objectives were established with the expressed interest of the advancement, implementation and sustainability of evidence-based approaches to improve outcomes in community corrections and to better facilitate compliance with the Prison Rape Elimination Act (PREA). The two-part plan included an increase for the base bed per diem as well as an additional *Facility Payments* structure. The combination of these two funding streams was designed to increase staff salaries and to reduce case management caseloads in residential community corrections.

In FY 2015-16 (FY16), the General Assembly continued this two-part funding method with an additional 1.8% per diem increase in addition to the *Facility Payments* appropriation that was established in FY15. The two-part funding structure was intended to be invested in modest pay increases for staff and retention of the caseload maximums for case managers that were established in FY15. Footnote 73 in the FY16 Long Bill read as follows:

These payments may be withheld in whole or in part from facilities that: (1) fail to maintain an average ratio of at least one case manager for every 20 residents; (2) fail to raise average pay and benefits of security staff members by at least 1 percent; or (3) fail to raise the average pay and benefits of case managers by 1 percent. A facility is exempt from requirement (2) if the sum of average pay and benefits for security staff members exceeds \$33,000 annually. A facility is exempt from requirement (3) if the sum of average salary and benefits for case managers exceeds \$38,500 annually. For purposes of this footnote, payroll taxes are not benefits. Community corrections providers are encouraged to exceed these goals. It is the intent of the General Assembly that community corrections facilities with an average of 32 or more security FTE receive a second facility payment.

In FY 2016-17 (FY17), the General Assembly again continued this two-part funding method but with no additional increase to the base per diem or the *Facility Payments* appropriations. The intention for this was stated in a revised footnote (Footnote 89) in the FY17 Long Bill which reads as follows:

The amount of the appropriation assumes that the Department will make lower facility payments to programs that have lower costs due to case management staffing shortfalls or security and case management salary shortfalls relative to the staffing and salary model upon which the appropriation is based. Because provider rates are unchanged for FY 2016-17, these appropriations further assume that salary and staffing levels deemed adequate for FY 2015-16 will be deemed adequate for FY 2016-17 and that community corrections facilities with an average of 32 or more security FTE receive a second facility payment.

Simply put, this footnote means that without a funding increase, community corrections programs are only expected to maintain the compensation levels and caseload levels that were reached pursuant to the FY16 Facility Payments policy. Thus, the salary levels and caseload maximums that were reached in FY16 pursuant to and in compliance with the FY16 statewide policy shall be sustained throughout FY17.

It is established by this policy that the intent of the funds in community corrections for FY17 is for providers to sustain their investment in specific methods to facilitate effective implementation of evidence-based approaches to offender management and behavior change. This is to be accomplished, in part, through limiting offender-to-staff ratios for case management positions as well as through lower staff turnover which can be achieved, in part, by increased staff salaries for security and case management positions.

It is the intent of the General Assembly and Colorado Department of Public Safety (Division of Criminal Justice) that providers use the FY17 funding to maintain case manager and security staff member compensation and to limit the number of residents assigned to each case manager. The Facility Payments appropriations may be withheld in whole or in part from facilities that:

- 1) fail to maintain a ratio of at least one case manager for every 20 residents (or equivalent ratio for part time case management staff),
- 2) fail to maintain FY16 levels of pay and benefits of security staff members, or
- 3) fail to maintain FY16 pay and benefits of case managers.

Data Collection and Reporting

The General Assembly has issued a formal Request for Information (RFI) of the Department that requires the Division to report the following information about the funding increases:

- 1) the average number of total staff
- 2) the average number of security staff
- 3) the average number of case managers
- 4) the average wage and salary of security staff and case managers
- 5) the average cost of benefits, excluding payroll taxes, for security staff and for case managers
- 6) the average turnover rate and length of employment for security staff and the average length of employment for case managers
- 7) average case manager caseloads for residential and non-residential offenders.

The Department is also requested by the General Assembly to continue collecting periodic financial statements and starting salary information from community corrections providers. Finally, the Department is requested to retain the data received from each facility.

Accordingly, Community corrections providers shall submit updated staffing, salary, benefits, caseload, and turnover data to their local community corrections board and to the Division of Criminal Justice no later than September 30, 2016. The providers shall use only the format prescribed by the Division to submit the data. Providers shall receive the required data collection forms by August 20, 2016 and shall submit updated data that is reliable and verifiable by an outside entity. At a minimum, providers shall submit, by September 30, 2016, the following data elements:

- 1) A current roster of all full time, part time, and contract staff including the title and type of position
- 2) The percent of full time equivalent (FTE) for each position
- 3) Actual hourly wage and monthly salary figures for each individual security and case management staff including related supervisory positions
- 4) Actual cost figures for monthly employer-paid benefits for each individual staff member. Figures for individual staff members shall include only the actual cost of medical, dental, vision, retirement, disability, and life insurance benefit premiums paid by the employer. Employer-paid benefits shall not include costs for payroll taxes, sick time, vacation time, unemployment insurance, workers compensation insurance, or other costs that are required but not listed above. Variations of this definition must be approved, in advance, by the local community corrections board (or its designee) and the Division.
- 5) Employee-paid contributions premiums to provider benefits package
- 6) A benefits-to-salary percentage for the provider for security and case management staff
- 7) Actual current caseloads for all case management positions including part-time and full-time positions as well as for case manager supervision positions. Other positions in the organization that carry an active caseload must be included in caseload data. Reporting data should include all categories of clients i.e. diversion, transition, CRCF, non-residential, etc
- 8) Date of employment for each staff member
- 9) The actual number of security and case management positions hired, as a result of turnover, in the last year
- 10) Direct contact information (phone number and/or email address) for each staff person

Providers shall also be required to submit reliable and verifiable salary, benefit, and caseload data to the Division of Criminal Justice in the aggregate. For FY17, this will be accomplished through a survey that will be administered to all providers in the month of September 2016. Providers shall complete and return the survey and related information requests no later than September 30, 2016. This information will be analyzed so that the Division can track data for reporting to the General Assembly regarding the use of the funds in the FY18 Budget Hearings.

Letters of Intent

Full funding of the *Facility Payments* appropriations are contingent upon receipt, approval and full execution of a formal *Letter of Intent* to maintain FY16 staff salary increases, retention of caseload maximums, and any other additional means to meet the intent and goals of the General Assembly and the Department previously outlined in this policy. On or before August 15, 2016, providers shall submit to the local community corrections board and the Division a formal *Letter of Intent* that provides clear and convincing information that the funds will be used as intended by the General Assembly, the Department, and the local community corrections board. The *Letter of Intent* shall be reviewed and approved by the Division of Criminal Justice and the local community corrections board, or its designee, prior to disbursement of the full *Facility Payments* funds to providers.

The *Letter of Intent* shall be signed by the executive management of the community corrections provider, or its designee. If both the board and the provider are the same entity, the annual plan shall be submitted directly to the Division of Criminal Justice for approval and monitoring.

Disbursement of *Facility Payments* Funds

The community corrections board may pay fifty percent (50%) of the annual *Facility Payment* allocation for each provider upon receipt of the initial disbursement of funds from the Division of Criminal Justice. The final disbursement of the *Facility Payments* appropriations to community corrections boards will be made at the beginning of the third quarter of FY17, pursuant to State Fiscal Rule. The final 50% of *Facility Payments* to providers shall not be made unless and until the *Letter of Intent* satisfies the aforementioned intent for the funds paid to providers.

The *Facility Payments* funding may be withheld in whole or in part from facilities that:

- 1) fail to maintain a ratio of at least one case manager for every 20 residents (or equivalent ratio for part time case management staff),
- 2) fail to maintain FY16 levels of pay and benefits of security staff members, or
- 3) fail to maintain FY16 levels of pay and benefits of case managers.

The community corrections boards and/or the Division of Criminal Justice retain the right to recover up to 100% of the *Facility Payments* appropriations from any provider that fails to meet the requirements of the funds, as stated in this policy.

Objective Verification of Funding

The Division and the local community corrections board are responsible for and reserve the right to verify staff salary increases, caseload sizes, and any other aspect of the provider's plan for the funds. Verification of funding includes, but is not limited to examination of official payroll records, staff interview data, or any other reliable source of verification.

Exemptions from Statewide Policy

Providers requesting an exemption from one or more elements within the statewide policy must do so, in writing, no later than August 15, 2016. A formal *Request for Exemption* shall be submitted to the local community corrections board and the Division. A *Request for Exemption* shall include at a minimum, the following information:

- 1) Clear and convincing rationale describing why the provider believes that they already meet or exceed the expectations of the statewide policy and therefore need not maintain FY16 levels of security salaries and benefits; and/or
- 2) Clear and convincing rationale describing why the provider believes that they already meet or exceed the expectations of the statewide policy and therefore need not maintain FY16 levels of case management salaries and benefits; and/or
- 3) Clear and convincing rationale describing why the provider believes that they need not maintain the expectations of the statewide policy and therefore need not limit caseloads to a maximum of 20 offenders to each full time case manager

The Division and the local community corrections board, or its designee, shall approve *Requests for Exemption* on a case-by-case basis. *Requests for Exemption* shall not be approved unless and until they meet the expressed and aforementioned intent of the General Assembly, the Department, and the local community corrections board.

In cases of an approved *Request for Exemption*, disbursements of *Facility Payments* funds shall be made consistently with the aforementioned disbursement policy where 50% is paid initially and the remainder is paid upon state and board approval of the *Request for Exemption*. In all cases, providers shall submit all aforementioned data in the Data Collection and Reporting section in this policy. Providers should also provide any reliable, objective, and verifiable data to support or justify approval of the *Request for Exemption*.

The Division extends our sincere gratitude to all boards and providers for your cooperation and adherence to this policy. It is our belief that adherence to this policy will strengthen our collective ability to use the *Facility Payments* funds as intended by the General Assembly. Should you have any questions of me, please contact me at 303.239.4448 or via email at glenn.tapia@state.co.us.

Respectfully

A handwritten signature in black ink that reads "Glenn A. Tapia". The signature is written in a cursive, flowing style.

Glenn A. Tapia
Director, Office of Community Corrections



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: MOU Facility Payments to Intervention Community Corrections Services for FY2122
FROM: Rachel Jakubowski, Community Corrections Specialist
AGENCY/DEPARTMENT: Community Safety and Wellbeing, Community Corrections Administration
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Memorandum of Understanding for the distribution of Facility Payments to Intervention Community Corrections Services. for state fiscal year 2021-2022.

BACKGROUND:

The State allocation letter (attached) provides Facility Payment funding to community corrections providers for each community corrections facility they operate. These funds are for a very specific legislative intent: to mitigate staff turnover and reduce caseload sizes, both in an effort to advance evidence-based approaches and to improve outcomes in community corrections. Funds can also be used to facilitate compliance to PREA or for the implementation of other approved evidence-based approaches for improved outcomes.

The MOU allows the upfront distribution of 50% of the facility payments and further allows the remainder of the funds to be distributed upon compliance to the Statewide Policy for Facility Payment Funding for FY21-22.

Intervention Community Corrections Services (ICCS) operates one facility in Adams County. They are eligible for a total of \$134,367.28 for fiscal year 2021-2022 for this facility.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Division of Criminal Justice

Adams County
ICCS.

ATTACHED DOCUMENTS:

Resolution MOU to Distribute Facility Payments
MOU for Facility Payments
Statewide Policy for Facility Payments
Allocation

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: 9302

	Object Account	Subledger	Amount
Current Budgeted Revenue:			\$381,353
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$381,353</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			\$381,353
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$381,353</u>

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

**RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN
ADAMS COUNTY AND INTERVENTION COMMUNITY CORRECTIONS SERVICES
FOR FACILITY PAYMENTS FOR THE 2021-2022 STATE FISCAL YEAR**

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide community corrections program services to the 17th Judicial District for the State of Colorado’s 17th; and,

WHEREAS, Adams County has subcontracted with Intervention Community Corrections Services for state fiscal year 2021-2022 to provide community corrections services for the 17th Judicial District; and,

WHEREAS, the DCJ has provided funding for each facility that maintains the compensation levels and caseload levels that were reached pursuant to the state fiscal year 2015-2016 requirements and that shall be sustained throughout fiscal year 2021-2022.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Memorandum of Understanding between the Board of County Commissioners and Intervention Community Corrections Services for the provision of facility payment which is attached hereto and incorporated herein by reference, is hereby approved and the Chair is hereby authorized to execute same.

**MEMORANDUM OF UNDERSTANDING REGARDING
COMMUNITY CORRECTIONS FACILITY PAYMENT PLANS
BY AND BETWEEN ADAMS COUNTY, COLORADO AND INTERVENTION
COMMUNITY CORRECTIONS SERVICES.**

The General Assembly has provided funding for state fiscal year 2021-2022 with the intent that programs will maintain the compensation levels and caseload levels that were reached pursuant to the state fiscal year's 2015-2016 Facility Payment policy. These objectives were established to advance evidence based approaches to improve outcomes in community corrections. To obtain this funding or a portion thereof, programs must adhere to the Statewide Policy and General Procedures for Facility Payments for state fiscal year 2015-2016 (attached hereto as Exhibit A) and remain consistent with the legislature's intent. The state has implemented a two part funding method.

Intervention Community Corrections Services (ICCS). is contracted to operate one (1) facility located in Adams County, Colorado during state fiscal year 2021-2022. This facility is eligible for a total of \$134,367.28 with an upfront distribution of approximately **\$67,183.64** (50%) of the appropriation for the facility to be paid in August of 2021.

A second distribution of approximately **\$67,183.64** (50%) of the appropriation will be made to the facility upon meeting the following conditions.

- (a) A fully executed master contract between the Department of Public Safety, Division of Criminal Justice and the Board of Adams County Commissioners; and
- (b) A fully executed subcontract between ICCS and Adams County; and
- (c) A fully executed Allocation Letter to the 17th Judicial District that will secure the above described funding; and

Exemptions from Statewide Policy:

For programs who have submitted a Request for Exemption and provide an Alternate Funding Plan that has been approved by the State and the Community Corrections Board the disbursements of the Facility Payment funds shall be made consistently with the aforementioned disbursement policy where 50% is paid upfront and upon verifiable execution of the alternate plan the remainder may be paid in part or in whole dependent upon execution of the approved alternate plan.

IN WITNESS WHEREOF, the parties hereto have caused their names to be affixed hereto.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Eva Henry, Chair

Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

APPROVED AS TO FORM:

Adams County Attorney's Office

Deputy Clerk

Intervention Community Corrections Services

Name:
Title:

Date

OPTION ALLOCATION LETTER

CT # 456

Date: 7/1/2021	Original Contract CMS #139939	Allocation Letter # 3	CMS Routing # 170044
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TO: Board of Adams County c/o Community Corrections Board

In accordance with Section 7.A of the Original Contract between the State of Colorado, Division of Criminal Justice, Community Corrections, and Board of Adams County c/o Community Corrections Board July 1, 2021 and ending on June 30, 2022, the undersigned commits the following funds to the Grant:

1. Payment for the period July 1, 2021 through June 30, 2022, will be made as earned, in whole or in part, from available State funds encumbered in an amount not to exceed **\$8,159,401.54** to be allocated as follows:

\$6,944,095.80 for Residential services for community corrections offenders, which include Diversion, Transition and Condition of Parole Placements. These funds are payable at a daily rate of \$49.16 per offender, per day; (387 Beds) and,

\$ 182,043.75 for Non-Residential Diversion services for offenders not to exceed an average of \$6.65 per day per offender; (75 Slots) and,

\$ 325,000.00 for Treatment Support and,

\$ 403,101.84 for Facility Payments to be disbursed as outlined in Statewide Facility Payment Policy for FY22 and,

\$ 305,160.15 for Community Corrections Board Administration by the Contractor,

2. Financial obligations of the State of Colorado payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.
3. Funds allocated in this Allocation Letter are for services rendered during the current contract period and cannot be used to pay for community corrections services provided in prior or future fiscal years.
4. Any unexpended funds allocated or advanced to the Contractor by the Allocation Letter shall be reverted to the State no later than July 31, 2022.

This Allocation Letter does not constitute an order for services under this Grant.
The effective date of hereof is upon approval of the State Controller or July 1, 2021, whichever is later.

STATE OF COLORADO
JARED S. POLIS, GOVERNOR
Colorado Department of Public Safety
Stan Hilkey Executive Director

By: Joe Thome, Director

Date: _____

ALL GRANTS REQUIRE APPROVAL BY THE STATE CONTROLLER

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STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Colorado Department of Public Safety

Date: _____



COLORADO
Division of Criminal Justice
Department of Public Safety
Office of Community Corrections
700 Kipling Street, Suite 1000
Lakewood, CO 80215

TO: All Community Corrections Boards and Providers

FROM: Glenn A. Tapia, Director
Office of Community Corrections
Division of Criminal Justice

SUBJ: Statewide Policy and General Procedures: Facility Payments Funding for FY17

DATE: July 13, 2016

General Policy and Intent

In FY 2014-15 (FY15), the General Assembly developed a multi-faceted (two-part) plan to increase funding levels for community corrections providers with the intention of mitigating staff turnover and distributing workloads more efficiently among case management staff. These objectives were established with the expressed interest of the advancement, implementation and sustainability of evidence-based approaches to improve outcomes in community corrections and to better facilitate compliance with the Prison Rape Elimination Act (PREA). The two-part plan included an increase for the base bed per diem as well as an additional *Facility Payments* structure. The combination of these two funding streams was designed to increase staff salaries and to reduce case management caseloads in residential community corrections.

In FY 2015-16 (FY16), the General Assembly continued this two-part funding method with an additional 1.8% per diem increase in addition to the *Facility Payments* appropriation that was established in FY15. The two-part funding structure was intended to be invested in modest pay increases for staff and retention of the caseload maximums for case managers that were established in FY15. Footnote 73 in the FY16 Long Bill read as follows:

These payments may be withheld in whole or in part from facilities that: (1) fail to maintain an average ratio of at least one case manager for every 20 residents; (2) fail to raise average pay and benefits of security staff members by at least 1 percent; or (3) fail to raise the average pay and benefits of case managers by 1 percent. A facility is exempt from requirement (2) if the sum of average pay and benefits for security staff members exceeds \$33,000 annually. A facility is exempt from requirement (3) if the sum of average salary and benefits for case managers exceeds \$38,500 annually. For purposes of this footnote, payroll taxes are not benefits. Community corrections providers are encouraged to exceed these goals. It is the intent of the General Assembly that community corrections facilities with an average of 32 or more security FTE receive a second facility payment.

In FY 2016-17 (FY17), the General Assembly again continued this two-part funding method but with no additional increase to the base per diem or the *Facility Payments* appropriations. The intention for this was stated in a revised footnote (Footnote 89) in the FY17 Long Bill which reads as follows:

The amount of the appropriation assumes that the Department will make lower facility payments to programs that have lower costs due to case management staffing shortfalls or security and case management salary shortfalls relative to the staffing and salary model upon which the appropriation is based. Because provider rates are unchanged for FY 2016-17, these appropriations further assume that salary and staffing levels deemed adequate for FY 2015-16 will be deemed adequate for FY 2016-17 and that community corrections facilities with an average of 32 or more security FTE receive a second facility payment.

Simply put, this footnote means that without a funding increase, community corrections programs are only expected to maintain the compensation levels and caseload levels that were reached pursuant to the FY16 Facility Payments policy. Thus, the salary levels and caseload maximums that were reached in FY16 pursuant to and in compliance with the FY16 statewide policy shall be sustained throughout FY17.

It is established by this policy that the intent of the funds in community corrections for FY17 is for providers to sustain their investment in specific methods to facilitate effective implementation of evidence-based approaches to offender management and behavior change. This is to be accomplished, in part, through limiting offender-to-staff ratios for case management positions as well as through lower staff turnover which can be achieved, in part, by increased staff salaries for security and case management positions.

It is the intent of the General Assembly and Colorado Department of Public Safety (Division of Criminal Justice) that providers use the FY17 funding to maintain case manager and security staff member compensation and to limit the number of residents assigned to each case manager. The Facility Payments appropriations may be withheld in whole or in part from facilities that:

- 1) fail to maintain a ratio of at least one case manager for every 20 residents (or equivalent ratio for part time case management staff),
- 2) fail to maintain FY16 levels of pay and benefits of security staff members, or
- 3) fail to maintain FY16 pay and benefits of case managers.

Data Collection and Reporting

The General Assembly has issued a formal Request for Information (RFI) of the Department that requires the Division to report the following information about the funding increases:

- 1) the average number of total staff
- 2) the average number of security staff
- 3) the average number of case managers
- 4) the average wage and salary of security staff and case managers
- 5) the average cost of benefits, excluding payroll taxes, for security staff and for case managers
- 6) the average turnover rate and length of employment for security staff and the average length of employment for case managers
- 7) average case manager caseloads for residential and non-residential offenders.

The Department is also requested by the General Assembly to continue collecting periodic financial statements and starting salary information from community corrections providers. Finally, the Department is requested to retain the data received from each facility.

Accordingly, Community corrections providers shall submit updated staffing, salary, benefits, caseload, and turnover data to their local community corrections board and to the Division of Criminal Justice no later than September 30, 2016. The providers shall use only the format prescribed by the Division to submit the data. Providers shall receive the required data collection forms by August 20, 2016 and shall submit updated data that is reliable and verifiable by an outside entity. At a minimum, providers shall submit, by September 30, 2016, the following data elements:

- 1) A current roster of all full time, part time, and contract staff including the title and type of position
- 2) The percent of full time equivalent (FTE) for each position
- 3) Actual hourly wage and monthly salary figures for each individual security and case management staff including related supervisory positions
- 4) Actual cost figures for monthly employer-paid benefits for each individual staff member. Figures for individual staff members shall include only the actual cost of medical, dental, vision, retirement, disability, and life insurance benefit premiums paid by the employer. Employer-paid benefits shall not include costs for payroll taxes, sick time, vacation time, unemployment insurance, workers compensation insurance, or other costs that are required but not listed above. Variations of this definition must be approved, in advance, by the local community corrections board (or its designee) and the Division.
- 5) Employee-paid contributions premiums to provider benefits package
- 6) A benefits-to-salary percentage for the provider for security and case management staff
- 7) Actual current caseloads for all case management positions including part-time and full-time positions as well as for case manager supervision positions. Other positions in the organization that carry an active caseload must be included in caseload data. Reporting data should include all categories of clients i.e. diversion, transition, CRCF, non-residential, etc
- 8) Date of employment for each staff member
- 9) The actual number of security and case management positions hired, as a result of turnover, in the last year
- 10) Direct contact information (phone number and/or email address) for each staff person

Providers shall also be required to submit reliable and verifiable salary, benefit, and caseload data to the Division of Criminal Justice in the aggregate. For FY17, this will be accomplished through a survey that will be administered to all providers in the month of September 2016. Providers shall complete and return the survey and related information requests no later than September 30, 2016. This information will be analyzed so that the Division can track data for reporting to the General Assembly regarding the use of the funds in the FY18 Budget Hearings.

Letters of Intent

Full funding of the *Facility Payments* appropriations are contingent upon receipt, approval and full execution of a formal *Letter of Intent* to maintain FY16 staff salary increases, retention of caseload maximums, and any other additional means to meet the intent and goals of the General Assembly and the Department previously outlined in this policy. On or before August 15, 2016, providers shall submit to the local community corrections board and the Division a formal *Letter of Intent* that provides clear and convincing information that the funds will be used as intended by the General Assembly, the Department, and the local community corrections board. The *Letter of Intent* shall be reviewed and approved by the Division of Criminal Justice and the local community corrections board, or its designee, prior to disbursement of the full *Facility Payments* funds to providers.

The *Letter of Intent* shall be signed by the executive management of the community corrections provider, or its designee. If both the board and the provider are the same entity, the annual plan shall be submitted directly to the Division of Criminal Justice for approval and monitoring.

Disbursement of *Facility Payments* Funds

The community corrections board may pay fifty percent (50%) of the annual *Facility Payment* allocation for each provider upon receipt of the initial disbursement of funds from the Division of Criminal Justice. The final disbursement of the *Facility Payments* appropriations to community corrections boards will be made at the beginning of the third quarter of FY17, pursuant to State Fiscal Rule. The final 50% of *Facility Payments* to providers shall not be made unless and until the *Letter of Intent* satisfies the aforementioned intent for the funds paid to providers.

The *Facility Payments* funding may be withheld in whole or in part from facilities that:

- 1) fail to maintain a ratio of at least one case manager for every 20 residents (or equivalent ratio for part time case management staff),
- 2) fail to maintain FY16 levels of pay and benefits of security staff members, or
- 3) fail to maintain FY16 levels of pay and benefits of case managers.

The community corrections boards and/or the Division of Criminal Justice retain the right to recover up to 100% of the *Facility Payments* appropriations from any provider that fails to meet the requirements of the funds, as stated in this policy.

Objective Verification of Funding

The Division and the local community corrections board are responsible for and reserve the right to verify staff salary increases, caseload sizes, and any other aspect of the provider's plan for the funds. Verification of funding includes, but is not limited to examination of official payroll records, staff interview data, or any other reliable source of verification.

Exemptions from Statewide Policy

Providers requesting an exemption from one or more elements within the statewide policy must do so, in writing, no later than August 15, 2016. A formal *Request for Exemption* shall be submitted to the local community corrections board and the Division. A *Request for Exemption* shall include at a minimum, the following information:

- 1) Clear and convincing rationale describing why the provider believes that they already meet or exceed the expectations of the statewide policy and therefore need not maintain FY16 levels of security salaries and benefits; and/or
- 2) Clear and convincing rationale describing why the provider believes that they already meet or exceed the expectations of the statewide policy and therefore need not maintain FY16 levels of case management salaries and benefits; and/or
- 3) Clear and convincing rationale describing why the provider believes that they need not maintain the expectations of the statewide policy and therefore need not limit caseloads to a maximum of 20 offenders to each full time case manager

The Division and the local community corrections board, or its designee, shall approve *Requests for Exemption* on a case-by-case basis. *Requests for Exemption* shall not be approved unless and until they meet the expressed and aforementioned intent of the General Assembly, the Department, and the local community corrections board.

In cases of an approved *Request for Exemption*, disbursements of *Facility Payments* funds shall be made consistently with the aforementioned disbursement policy where 50% is paid initially and the remainder is paid upon state and board approval of the *Request for Exemption*. In all cases, providers shall submit all aforementioned data in the Data Collection and Reporting section in this policy. Providers should also provide any reliable, objective, and verifiable data to support or justify approval of the *Request for Exemption*.

The Division extends our sincere gratitude to all boards and providers for your cooperation and adherence to this policy. It is our belief that adherence to this policy will strengthen our collective ability to use the *Facility Payments* funds as intended by the General Assembly. Should you have any questions of me, please contact me at 303.239.4448 or via email at glenn.tapia@state.co.us.

Respectfully

A handwritten signature in black ink that reads "Glenn A. Tapia". The signature is written in a cursive, flowing style.

Glenn A. Tapia
Director, Office of Community Corrections



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution Regarding Defense and Indemnification of Michael Drumright as a Defendant Pursuant to C.R.S. § 24-10-101, et seq., 19cv32002
FROM: Heidi Miller, County Attorney, County Attorney and Kerri Booth, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of Michael Drumright as a Defendant Pursuant to C.R.S. § 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by Lee Phillips who claims her husband, Aaron M. Phillips, was killed and daughter, Sophia Phillips, was seriously injured in a car accident at the intersection of Sable Boulevard and East 144th Avenue in Adams County. Ms. Phillips further alleges that Michael Drumright was notified, prior to the fatal accident, that a stop sign controlling the cross-traffic at the intersection of Sable Boulevard and East 144th Avenue was down and that he allegedly failed to take any action.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that Michael Drumright was acting within the course and scope of his employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that Michael Drumright be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF MICHAEL DRUMRIGHT
AS A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

FISCAL IMPACT:

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

Fund:
Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF MICHAEL
DRUMRIGHT AS A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, Michael Drumright has been sued in the matter of *Lee Phillips et al. v. Jodi S. Logan, et al.* filed in Adams County District Court with Case Number 2019CV32002, with said Defendant being an employee of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendant appears to have acted within the course and scope of his employment and his actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendant against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant; and,

WHEREAS, in exchange for such defense, the Defendant is required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendant acknowledges that Adams County may settle on behalf of the Defendant any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for Michael Drumright against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant in the matter of *Lee Phillips et al. v. Jodi S. Logan, et al.*

IT IS FURTHER RESOLVED that the Adams County Attorney is directed to enter her appearance as counsel for Defendant and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Encroachment Agreement to allow for a temporary traffic signal on Pecos Street
FROM: Jenni Grafton, Director
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the encroachment agreement to allow Pecos Logistics Park, LLLP to install a temporary traffic signal in County right-of-way at the entrance to the Pecos Logistics Park until the County can obtain the right-of-way for the Pecos Street CIP – 58 th Avenue to the 52 nd Avenue (approximately 3 months).

BACKGROUND: Pecos Logistics Park, LLLP is the owner of certain real property located at 5675 and 5725 Pecos Street, Denver, Colorado. The Board of County Commissioners approved a subdivision and rezone for the development of the site in February of 2020. Construction of the site began immediately after approval. Approval of the development requires the developer to install a traffic signal at their entrance on Pecos Street, north of W 56th Ave.

The County is currently proceeding on a capital improvement project (CIP) for Pecos Street from W 58th Ave to W 52nd Ave. The CIP calls for widening of Pecos Street, which requires the acquisition of right-of-way (ROW) along the CIP corridor. Public Works staff are currently working on the acquisition of the ROW for the Pecos Street CIP. Certain components of the traffic signal at the entrance to the Pecos Logistics Park will be located within ROW, on the east side of Pecos Street, that has not yet been obtained by the County. Acquisition of this portion of ROW is projected to be completed no later than mid-October of 2021.

Development of the Pecos Logistics Park is proceeding with the first building projected to open in early September of 2021. Due to the size and use of the first building, the development is required to have the traffic signal installed prior to issuance of the Certificate of Occupancy (C/O) for this building. To meet all requirements for obtaining the C/O for the building the developer has proposed the installation of a temporary traffic signal at their entrance.

The developer would install the permanent signal on the West side of Pecos Street. The temporary signal and equipment would be installed on the East side of Pecos Street. When the necessary ROW has been obtained by the County, the Developer will install the permanent traffic signal infrastructure and remove the temporary traffic signal equipment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

Public Works

ATTACHED DOCUMENTS:

Pecos Logistics Park Encroachment Agreement

Resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ENCROACHMENT AGREEMENT BETWEEN PECOS
LOGISTICS PARK, LLLP AND ADAMS COUNTY FOR TEMPORARY TRAFFIC SIGNAL
IMPROVEMENTS IN COUNTY RIGHT-OF-WAY

Resolution 2021-XXX

WHEREAS, Pecos Logistics Park, LLLP is the owner of certain real property located at 5675 and 5725 Pecos Street, Denver, Colorado; and,

WHEREAS, Pecos Logistics Park, LLLP is developing their Pecos Street properties and are required to install a traffic signal at their Pecos Street entrance to the properties; and,

WHEREAS, the County is constructing a Capitol Improvements Project on Pecos Street between West 58th Avenue and West 52nd Avenue, adjacent to the Pecos Logistics Park; and,

WHEREAS, the County is in the process of obtaining the necessary right-of-way (ROW) for the Capitol Improvements Project; and,

WHEREAS, the acquisition of the ROW is not complete and will not be completed prior to Pecos Logistic Park, LLLP being required to install the traffic signal; and,

WHEREAS, Pecos Logistics Park LLLP has requested the County allow a temporary traffic signal to be installed at their Pecos Street entrance; and,

WHEREAS, Adams County requires an Encroachment Agreement for improvements within the County right-of-way; and,

WHEREAS, the Encroachment Agreement will benefit the public by improving safety at the entrance to the Pecos Logistics Park.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Encroachment Agreement between Pecos Logistics Park, LLLP and Adams County, a copy of which is attached hereto and incorporated herein by reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute said Encroachment Agreement on behalf of Adams County.

ENCROACHMENT AGREEMENT

This encroachment agreement ("Agreement") is entered into this ____ day of _____, 20__ between ADAMS COUNTY, a body politic, whose address is 4430 S Adams County Parkway, Brighton, Colorado 80601 (the "County") and Pecos Logistic Park, LLLP, a Colorado limited liability limited partnership (the "Developer") whose address is 4221 Brighton Boulevard, Denver, Colorado 80216. The County and the Property Owner are collectively referred to as the "Parties".

RECITALS

WHEREAS, the Developer is the owner of certain real property located at 5675 and 5725 Pecos Street, Denver, Colorado, hereinafter referred to as the "Property"; and,

WHEREAS, pursuant to the Subdivision Improvements Agreement between the Developer and the County, Case No. SIA2020-00004, the Developer is required to construct certain public improvements, including a traffic signal at the midway between West 56th Avenue and Cargill Drive along Pecos Street; and,

WHEREAS, the County has been diligently working to acquire the necessary right-of-way to accommodate the County's Pecos Street Improvement Project; and,

WHEREAS, the Developer is needing the right-of-way to accommodate installation of the traffic signal; and,

WHEREAS, due to delays in acquisitions for the Pecos Street Improvement Project, the traffic signal will not be able to be installed in accordance with the construction schedule contemplated in the Subdivision Improvements Agreement; and,

WHEREAS, the Developer is requesting to install a temporary traffic signal, hereinafter called the "Improvements", within the existing right-of-way of Pecos Street as shown on the attached plan.

NOW THEREFORE, the Parties hereby agree that the Improvements will be permitted to temporarily encroach onto the County's Right-of-Way, subject to the following:

- A. In the event that the County desires to construct a County project within Pecos Street that affects the Improvements, the County may elect to demolish as much of the Improvements as are needed (at the County's expense), or require the Property Owner to remove and later reinstall the Improvements (at the Property Owner's expense), to accommodate the County's project.
- B. The County shall provide the Property Owner written notice of its need to affect the Improvements at least 30 calendar days prior to disturbance of the Improvements. The County will provide the Property Owner information regarding the County's project. If the County decides to require the Property Owner to remove the Improvements, the County will specify a date by which the Improvements shall be removed. It shall be

the Property Owner's responsibility to reinstall the Improvements according to the attached plan, unless otherwise approved in writing by the County.

- C. The Improvements shall be maintained in good working order in accordance with the Adams County Development Standards and Regulations and in accordance with the approved plans, specifications, and drawings submitted to the County.
- D. If, at any time, the Developer becomes aware of the Improvements being damaged or not functioning as required, the Developer shall immediately repair the Improvements.
- E. Any damage to the Improvements as a result of the construction, operation, maintenance, repair, inspection, removal, replacement or relocation of the Improvements shall be paid for or repaired at the expense of the Developer.
- F. This Agreement creates no property interest for the Property Owner to the County's Right-of-Way except for the specific encroachment as described herein.
- G. Property Owner agrees to indemnify and hold harmless the County, its officials, officers, contractors, agents and employees from any damage occurring to, or caused by, the Improvements or for any harm caused by the Improvements to persons allowed upon the County's Right-of-Way. Nothing in this section shall be deemed to waive any of the County's privileges or immunities pursuant to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et. seq.
- H. The Developer agrees to maintain insurance of the following types and amounts:
 - i. Commercial General Liability Insurance: to include products liability, completed operations, contractual, broad form property damage and personal injury.
 - 1. Each Occurrence: \$1,000,000
 - 2. General Aggregate: \$2,000,000
 - ii. Adams County as "Additional Insured": The Developer's commercial general liability insurance policies and/or certificates of insurance shall be issued to include Adams County as an "additional insured" and shall include the following provisions:
 - 1. Underwriters shall have no right of recovery or subrogation against the County, it being the intent of the parties that the insurance policies so affected shall protect both parties and be primary coverage for any and all losses resulting from the actions or negligence of Developer.
 - 2. A clause entitled "Other Insurance Provisions" contained in any policy including Adams County as an "additional named insured" shall not apply to Adams County.

3. The insurance companies issuing the policy or policies shall have no recourse against the County for payment of any premiums due or for any assessments under any form of any policy.
 4. Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of the Developer.
 - iii. All insurers of the Developer must be licensed or approved to do business in the State of Colorado. Upon failure of the Developer to furnish, deliver and/or maintain such insurance as provided herein, this Agreement, at the election of the County, may be immediately declared suspended, discontinued, or terminated. Failure of the Developer in obtaining and/or maintaining any required insurance shall not relieve the Developer from any liability under this Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Developer concerning indemnification.
 - iv. Each insurance policy herein required shall be endorsed to state that coverage shall not be suspended, voided, or canceled without thirty (30) days prior written notice by certified mail, return receipt requested, to the County.
- I. The existence of this Agreement does not render the Improvements a legal, non-conforming use of the Property or the County's Right-of-Way.
 - J. Upon removal of the Improvements by Developer, this Encroachment Agreement shall terminate.

PROPERTY OWNER:

Pecos Logistic Park, LLLP,
a Colorado limited liability limited partnership

BY: _____

Print Name: _____

Print Title: _____

STATE OF COLORADO)
) §
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____
20____, by _____, as _____ and of Pecos Logistic
Park, LLLP, a Colorado limited liability limited partnership.

Witness my hand and official seal: _____
Notary Public
My commission expires: _____

COUNTY:

Board of County Commissioners,
County of Adams, State of Colorado

Attest:
Josh Zygiebaum, Clerk

By: _____
Chair

By: _____
Deputy Clerk

Approved as to form: _____
County Attorney's Office



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution accepting Warranty Deed conveying property from Diamond Beall Development, LLC, to Adams County for right-of-way purposes
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND: Adams County is in the process of acquiring right-of-way and temporary construction easements along Dahlia Street from State Highway 224 to I-76 for the Dahlia Street Improvement Project. Diamond Beall Development, LLC, has executed a Warranty Deed to Adams County for right-of-way purposes. The property is located in the Southeast Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian. The Warranty Deed will convey property needed for the Dahlia Street CIP project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Warranty Deed
Draft resolution
Planning Commission Resolution

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING WARRANTY DEED CONVEYING PROPERTY
FROM DIAMOND BEALL DEVELOPMENT, LLC, TO ADAMS COUNTY FOR RIGHT-OF-
WAY PURPOSES

WHEREAS, Adams County is in the process of acquiring right-of-way for the Dahlia Street Capital Improvement Program Project - Dahlia Street from State Highway 224 to I-76 ("Project"); and,

WHEREAS, the right-of-way parcel is from property at 4850 East 74th Avenue, located in the Southeast Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Diamond Beall Development, LLC ("Parcel 1"); and,

WHEREAS, Adams County requires ownership of the Parcel 1 for construction of the Project; and,

WHEREAS, Diamond Beall Development, LLC, has executed a Warranty Deed to convey Parcel 1 for road right-of-way purposes for Dahlia Street that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 13th day of May 2021, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed from Diamond Beall Development, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

WARRANTY DEED

THIS DEED, dated this 24 day of FEB, 2021, between **Diamond Beall Development, LLC, an Oregon Limited Liability Company**, whose address is PO Box 17095, Portland, Oregon 97217, grantor(s), and the **COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Twenty-Six Thousand Three Hundred Fifty and no/100 Dollars (\$26,350.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Also known by street and number as: 4850 East 74th Avenue, Commerce City, CO 80022

Assessor's schedule or parcel number: part of 0172131402020

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Diamond Beall Development, LLC

By: Jerry E. Beall

Print: JERRY E. BEALL

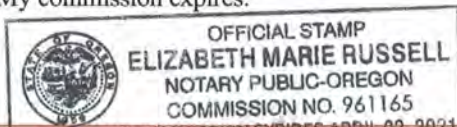
Title: MGR

STATE OF Oregon)
County of Multnomah) §

The foregoing instrument was acknowledged before me this 24 day of February, 2021,
Jerry E. Beall, as Manager of Diamond Beall Development LLC

Witness my hand and official seal.

My commission expires:



Elizabeth Russell

Notary Public

EXHIBIT A
PROJECT CODE: 30561604W
PROJECT NUMBER: IMP 2016-00005
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER: RW-1

A tract or parcel of land over and across that parcel of land described at Reception No. C0676078 as part of Block 2, Honnen Tract recorded at Reception No. 897923 in the Public Records of Adams County, located in the South Half of the Southeast Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the North Half of the Southwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°20'20" West, a distance of 1321.84 feet. Monumented by a 2 $\frac{1}{2}$ " Aluminum Cap marked LS 20155 1991 at the Center-South Sixteenth Corner (Southeast Corner North Half Southwest Quarter) and by a P.K. Nail at the Center Quarter Corner.

Commencing at the Center-South Sixteenth Corner (Southwest Corner North Half Southeast Quarter) of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE South 23°33'10" East, a distance of 76.11 feet to the northwest corner of Reception No. C0676078 as part of Block 2, Honnen Tract recorded at Reception No. 897923 in the Public Records of Adams County and the Point of Beginning;

THENCE North 89°33'40" East, along the north line of said Block 2 and the south right of way line of East 74th Avenue, a distance of 51.96 feet;

THENCE South 00°26'06" East, a distance of 2.73 feet;

THENCE South 53°10'40" West, a distance of 52.19 feet;

THENCE South 00°20'20" East, a distance of 121.03 feet;

THENCE South 89°39'40" West, a distance of 10.00 feet to the west line of said Block 2 and the east right of way line of Dahlia Street;

THENCE North 00°20'20" West, along said east right of way line, a distance of 154.71 feet to the Point of Beginning.

Containing 2311 Square Feet, or 0.053 Acres, more or less.



OWNER DIAMOND BEALL DEVELOPMENT LLC	RIGHT OF WAY PARCEL NO. RW-1 S 1/2 SE 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN: 0172131402020			DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #301 PARKER, CO 80134
CALC: AVV DATE: 10/18/2019			
DRWN: AVV JOB No. 1503-014			
SHEET 1 OF 2			

CENTER QUARTER CORNER
SECTION 31
T. 2 S., R. 67 W.
FND P.K. NAIL

ILLUSTRATION TO EXHIBIT A

LINE	BEARING	DISTANCE
L1	N89°33'40"E	51.96'
L2	S00°26'06"E	2.73'
L3	S53°10'40"W	52.19'
L4	S00°20'20"E	121.03'
L5	S89°39'40"W	10.00'
L6	N00°20'20"W	154.71'

LOT 1
HONNEN TRACT SECOND FILING
RECEPTION NO. B123619

N 1/2 SE 1/4
SECTION 31
T. 2 S., R. 67 W., 6TH P.M.

POINT OF COMMENCEMENT
C-S SIXTEENTH CORNER
(SOUTHEAST CORNER NORTH HALF SOUTHWEST QUARTER)
SECTION 31, T. 2 S., R. 67 W. FND 2 1/2" ALUM CAP LS 20155 1991

EX. R.O.W. LINE (SEPT. 2016)

S LINE N2 SE4 SECTION 31

POINT OF BEGINNING

S23°33'10"E
76.11'

EAST 74TH AVENUE
(R.O.W. VARIES)

EX. R.O.W. LINE (SEPT. 2016)

LOT 1
BLOCK 1
D & D
JAMES SUBDIVISION
AMENDMENT NO. 1
RECEPTION NO.
2018000080416

PART OF BLOCK 2
HONNEN TRACT
RECEPTION NO. 897923

S 1/2 SE 1/4
SECTION 31
T. 2 S., R. 67 W., 6TH P.M.

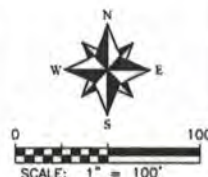
DIAMOND BEALL DEVELOPMENT
LLC
PO BOX 17095
PORTLAND OR 97201
RECEPTION NO. C0676078
PARCEL ID: 0172131402020
4850 E 74TH AVE

E. 73RD PLACE
(50' R.O.W.)

OWNER
**DIAMOND BEALL
DEVELOPMENT LLC**

APN: 0172131402020
CALC: AVV DATE: 10/18/2019
DRWN: AVV JOB No. 1503-014
SHEET 2 OF 2

**RIGHT OF WAY
PARCEL NO. RW-1**
S 1/2 SE 1/4 SEC. 31, T.2S., R.67W.
ADAMS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM
DIAMOND BEALL DEVELOPMENT, LLC, TO ADAMS COUNTY FOR
RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 13th day of May 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Warranty Deed from Diamond Beall Development, LLC, for right-of-way purposes on the following described land to wit:

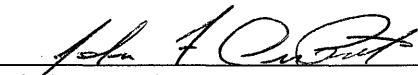
Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Warranty Deed is in conjunction with the Dahlia Street Capital Improvement Program Project – Dahlia Street from State Highway 224 to I-76, for a portion of 4850 East 74th Avenue, located in the Southeast Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed from Diamond Beall Development, LLC, be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. DPriest, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Adams County's Scientific and Cultural Facilities District Funding Distribution Plan
FROM: Byron Fanning, Director; Zoe Ocampo, Cultural Arts Liaison; Melvin Wardlow, Administrative Coordinator
AGENCY/DEPARTMENT: Parks, Open Space and Cultural Arts
HEARD AT STUDY SESSION ON July 20, 2021
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves Adams County's Scientific and Cultural Facilities District Funding Distribution Plan for 2021/2022

BACKGROUND:

SCFD has distributed funds from a 1/10 of 1% sales and use tax to qualified cultural organizations throughout the seven-county Denver, Colorado metropolitan area. The funds support cultural facilities whose primary purpose is to enlighten and entertain the public through the production, presentation, exhibition, advancement and preservation of art, music, theatre, dance, zoology, botany, natural history and cultural history.

ACCC interviews and evaluates the qualified organizations each year to provide the recommendations to the Board of County Commissioners on how to distribute the 2021-22 SCFD allocation. The SCFD district board provided Adams County with \$1,847,519.57 for the 2021-22 funding allocation. ACCC recommended funding to 114 projects, 3 visual art projects, and 18 general operating support organizations within Adams County, for a total of \$1,847,461.98, with a remaining \$57.59 to rollover.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Cultural Council

ATTACHED DOCUMENTS:

Adams County's Scientific and Cultural Facilities District Funding Distribution Plan for 2021/2022
Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

SCFD provides all the funding through the 1/10 of 1% sales tax revenue each year.

RESOLUTION APPROVING ADAMS COUNTY'S SCIENTIFIC AND CULTURAL
FACILITIES DISTRICT FUNDING DISTRIBUTION PLAN FOR 2021-2022

Resolution 2021

WHEREAS, \$1,847,519.57 is currently available from the Scientific and Cultural Facilities District tax for distribution to qualified organizations in Adams County; and,

WHEREAS, the Adams County Cultural Council solicited applications for said funds; and,

WHEREAS, after careful review of those applications, the Adams County Cultural Council has made recommendations to the Board of County Commissioners for distribution of \$1,847,461.98.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the recommendations on the Adams County Cultural Council's Funding Plan, which are attached hereto and incorporated herein, are hereby approved and adopted.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute said Contracts and attending documents on behalf of Adams County.



SCFD 2021 Tier III Funding Plan - Adams County

From District Office		
Previously Committed Funds		Available for 2021 Distribution
2021 Funds Available		\$ 1,847,498.60
Uncommitted/Returned Funds from Previous Years		\$ 20.97
Committed Visual Arts Yet To Be Distributed:		
Commerce City Cultural Council (The Path to Vitality)	\$ 3,580.75	
Northglenn Arts and Humanities Foundation (Arts on Parade 2018)	\$ 5,051.25	
Northglenn Arts and Humanities Foundation (Parsons Theatre Lobby Sculpture Project)	\$ 25,000.00	
Brighton Cultural Arts Commission	\$ 7,116.50	
Northglenn Arts and Humanities Foundation (Arts on Parade 2021)	\$ 5,875.00	
Outside the Box 2021 (TASHCO)	\$ 6,880.29	
Total Available from District Office	\$ 53,503.79	\$ 1,847,519.57

Organization	General Operating Support	Recommended
A Child's Song, Inc	GOS	\$ 30,000.00
Adams County Historical Society	GOS	\$ 29,321.14
Adams County Visual Arts Commission	GOS	\$ 30,000.00
Brighton Cultural Arts Commission	GOS	\$ 30,000.00
Brightonmusic Choir & Orchestra, Inc	GOS	\$ 1,966.40
Commerce City Cultural Council	GOS	\$ 9,225.29
Inside the Orchestra	GOS	\$ 30,000.00
Kim Robards Dance, Inc.	GOS	\$ 30,000.00
Life/Art Dance Ensemble	GOS	\$ 3,165.39
Northglenn Arts & Humanities Foundation	GOS	\$ 30,000.00
Northland Fine Arts Association	GOS	\$ 3,124.54
Paletteers Art Club, inc.	GOS	\$ 1,010.57
Platte Valley Players	GOS	\$ 10,843.48
Skyline Chapter, Sweet Adelines International	GOS	\$ 22,629.40
Thornton Arts, Sciences and Humanities Council	GOS	\$ 9,834.80
Thornton Community Band	GOS	\$ 4,109.57
Thornton Community Chorus	GOS	\$ 1,385.40
Westminster Community Artist Series	GOS	\$ 7,331.16
GOS TOTAL		\$ 283,947.14

Organization	Project	Requested	Recommended
A Child's Song, Inc	Musical Experiences for Educational Achievement (MEEA)	\$ 25,000.00	\$ 17,500.00
A Child's Song, Inc	Reach and Teach (R&T)	\$ 25,000.00	\$ 17,500.00
Adams County Historical Society	Historic Holidays	\$ 26,565.00	\$ 15,939.00
Adams County Historical Society	School Tours	\$ 5,973.00	\$ 4,270.70
Art from Ashes Inc	Art from Ashes Creative Empowerment Programs for Youth	\$ 24,000.00	\$ 19,440.00
Augustana Arts Inc	Music Encounters and Free Family Summer Concert	\$ 25,382.00	\$ 17,767.40
Aurora Symphony Orchestra	Young People's Concerts	\$ 15,532.00	\$ 6,523.30
Ballet Ariel	Coppelia	\$ 3,000.00	\$ 2,100.00

Bluff Lake Nature Center	Family, Education, and Outreach Program	\$ 33,000.00	\$ 26,730.00
Boulder Ballet	Educational Outreach	\$ 7,500.00	\$ 6,075.00
Boulder Metalsmithing Association	Enhancing Art Through Metalsmithing	\$ 3,000.00	\$ 2,760.00
Boulder Museum of Contemporary Art	Contemporary Classroom	\$ 29,700.00	\$ 24,057.00
Boulder Museum of Contemporary Art	BMoCA Exhibitions at Anythink Libraries	\$ 65,000.00	\$ 52,650.00
Boulder Philharmonic Orchestra	Boulder Philharmonic at Pinnacle Performing Arts Center	\$ 55,800.00	\$ 39,060.00
Boulder Philharmonic Orchestra	Discovery Concert Education Program	\$ 6,000.00	\$ 4,860.00
Brighton Cultural Arts Commission	Sights and Sounds	\$ 97,740.00	\$ 68,418.00
Brightonmusic Choir & Orchestra, Inc	Brightonmusic 2022 Concert Season	\$ 3,250.00	\$ 1,950.00
Brightonmusic Choir & Orchestra, Inc	Homespun - A Local Celebration	\$ 2,000.00	\$ 1,430.00
Celebrate the Beat	Dance & Movement Classes for Adams County Students	\$ 30,000.00	\$ 27,300.00
Centro Cultural Mexicano	"Latin Beats: Sonidos de las Americas	\$ 12,000.00	\$ 8,400.00
Centro Cultural Mexicano	Art Exhibit	\$ 10,000.00	\$ 4,320.00
Cherokee Ranch & Castle Foundation	Taking Cherokee Ranch On the Road to Adams County	\$ 3,400.00	\$ 2,431.00
CMDance	School Dance and Music Programs	\$ 9,000.00	\$ 7,290.00
CMDance	Rocky Mountain Balboa Blowout	\$ 20,000.00	\$ 14,000.00
Colorado Celebration of African American Arts and Culture	Colorado Black Arts Festival 2022	\$ 10,000.00	\$ 8,100.00
Colorado Celebration of African American Arts and Culture	Cultural Caravan: The History of African American Music, P	\$ 5,725.00	\$ 5,267.00
Colorado Chamber Players	Transformations in Adams County	\$ 4,400.00	\$ 4,004.00
Colorado Conservatory of Dance	CCD Performance Series at Pinnacle	\$ 103,975.00	\$ 72,782.50
Colorado Conservatory of Dance	CCD Adams County Community Education Programs	\$ 30,000.00	\$ 24,300.00
Colorado Dragon Boat	Cultural Edutainment Programs	\$ 15,000.00	\$ 13,650.00
Colorado Fine Arts Association	Eastern Classical Dance Project	\$ 9,500.00	\$ 6,650.00
Colorado Fine Arts Association	Eastern Classical Music Project	\$ 17,000.00	\$ 11,900.00
Colorado Repertory Singers	Educational Outreach Collaboration	\$ 2,000.00	\$ 1,400.00
Colorado Youth Symphony Orchestras	CYSO Fall Pinnacle Auditorium Concert	\$ 4,000.00	\$ 3,240.00
Colorado Youth Symphony Orchestras	Guitar Outreach Program	\$ 5,000.00	\$ 2,702.70
Commerce City Cultural Council	Music in the Park	\$ 7,000.00	\$ 4,900.00
Control Group Productions	THE END	\$ 9,600.00	\$ 7,776.00
Control Group Productions	Guest Artist Presenting Initiative 2022	\$ 9,000.00	\$ 6,300.00
David Taylor's Zikr Dance Ensemble	Portals	\$ 5,000.00	\$ 4,050.00
Denver Municipal Band	Educational Services & Public Concert	\$ 6,700.00	\$ 5,427.00
Denver Municipal Band	Westminster Latino Festival	\$ 3,000.00	\$ 2,760.00
Denver Urban Gardens	Activating Community - Community gardening and horticultural education in Adams County	\$ 45,000.00	\$ 36,450.00
Denver Young Artists Orchestra Association	DYAO Concert in Adams County	\$ 7,000.00	\$ 4,900.00
Downtown Aurora Visual Arts	DAVA Young Artists: Re-emergence	\$ 30,000.00	\$ 21,000.00
Downtown Aurora Visual Arts	DAVA Outreach	\$ 14,000.00	\$ 11,340.00
Environmental Learning for Kids (ELK)	Commerce City Youth Naturally	\$ 25,000.00	\$ 22,750.00
Fiesta Colorado Inc.	El Dia de Los Muertos	\$ 3,000.00	\$ 2,430.00
Fiesta Colorado Inc.	More Salsa Please! Fiesta Colorado	\$ 3,000.00	\$ 2,430.00
Flamenco Fantasy Dance Theatre	Flamenco Fantasy Dance Performance	\$ 2,500.00	\$ 2,025.00
Flamenco Fantasy Dance Theatre	Flamenco Fantasy Dance Theatre Performance and Workshop	\$ 2,500.00	\$ 2,025.00
Four Mile Historic Park	Field Trips and Outreach	\$ 29,736.00	\$ 20,815.20
Friends of Dinosaur Ridge	School/Organizational Guided Group Tours of Dinosaur Ridge	\$ 10,659.00	\$ 8,633.79
Friends of Dinosaur Ridge	Speakers' Bureau/Organizational Presentations	\$ 802.00	\$ 737.84
Golden Eagle Concert Band	Band Concerts in Adams County	\$ 887.30	\$ 718.71
Grand Design, Inc.	Breaking Barriers...Building Bridges	\$ 6,000.00	\$ 4,860.00
Grand Design, Inc.	Music in the Air	\$ 6,000.00	\$ 4,860.00
Historic Denver/ Molly Brown House Museum	Education Programs to Adams County Learners	\$ 9,000.00	\$ 5,460.00
Inside the Orchestra	Inside and Outside the Orchestra for Schools	\$ 17,000.00	\$ 15,470.00
Inside the Orchestra	Tiny Tots & Family Concerts	\$ 16,000.00	\$ 14,560.00

Kim Robards Dance, Inc.	Beethoven's Ball	\$ 23,000.00	\$ 18,630.00
Kim Robards Dance, Inc.	3D: Dance, Drinks, Desserts	\$ 13,000.00	\$ 10,530.00
Levitt Pavilion Denver	Adam's County Outreach for Levitt's Bilingual Concerts.	\$ 13,730.00	\$ 9,611.00
Life/Art Dance Ensemble	The Telephone	\$ 5,300.00	\$ 3,710.00
Mirror Image	"Your Voice" - Theatre in Education	\$ 11,249.68	\$ 9,112.24
Mountain Chamber Music Society	Arts Integration Workshops and Concerts	\$ 10,200.00	\$ 7,140.00
Museo de las Americas	Exhibit & Education Programs	\$ 30,000.00	\$ 24,300.00
New Dance Theatre, Inc.	Adams County Performance Series	\$ 50,000.00	\$ 45,500.00
New Dance Theatre, Inc.	Healing Power of Arts	\$ 50,000.00	\$ 40,500.00
Northglenn Arts & Humanities Foundation	Youth Theatre	\$ 53,900.00	\$ 49,049.00
Northglenn Arts & Humanities Foundation	Summer Concert & Movie Series	\$ 12,000.00	\$ 10,920.00
Northland Fine Arts Association	50th Anniversary Show Redux	\$ 9,000.00	\$ 5,400.00
Northland Fine Arts Association	A Celebration: Jim Henson and the Muppets	\$ 9,000.00	\$ 6,300.00
Ocean First Institute	Marine Science educational programming and Watershed Youth Summit	\$ 10,000.00	\$ 9,100.00
Paletteers Art Club, inc.	Art From the Heart	\$ 3,350.00	\$ 2,673.00
Phamaly Theatre Company	Phamaly-friendly Production and Mini Tour	\$ 76,786.00	\$ 62,196.66
Platte Valley Players	2022 Musical- Urinetown	\$ 8,500.00	\$ 5,950.00
Platte Valley Players	2022 Play - Pride & Prejudice	\$ 7,000.00	\$ 4,900.00
PlatteForum	ArtLab: Arts-education programming for youth from history	\$ 14,998.00	\$ 12,148.38
RedLine	RedLine Projects Across Adams County	\$ 28,200.00	\$ 22,842.00
Rocky Mountain Arts Association	Out of the Darkness, Into the Light	\$ 3,200.00	\$ 2,944.00
Rocky Mountain Arts Association	With Voices Raised: Bold and Unbreakable	\$ 3,200.00	\$ 2,944.00
Rocky Mountain Brassworks-A British Brass Band	Public School Collaborations	\$ 1,720.00	\$ 1,393.20
Skyline Chapter, Sweet Adelines International	Free Spring Concert	\$ 2,454.00	\$ 1,987.74
Skyline Chapter, Sweet Adelines International	Free Fall Concert 2022	\$ 2,633.00	\$ 2,132.73
St. Martin's Chamber Choir	St. Martin's Chamber Choir Concerts & Choral Workshops	\$ 7,480.00	\$ 6,058.80
Stories on Stage	Stories on Stage Season Programming & "Cuentame un Cuento"	\$ 6,000.00	\$ 4,860.00
Su Teatro	Corridos, Actos y Encuentros	\$ 22,500.00	\$ 18,225.00
Su Teatro	Chicano Movement	\$ 15,500.00	\$ 14,105.00
Tesoro Foundation	Indian Market and Exhibition	\$ 7,000.00	\$ 5,670.00
Tesoro Foundation	1840s Rendezvous and Spanish Colonial Market	\$ 5,000.00	\$ 3,500.00
The Catamounts	The Public Domain Festival at Westminster Station Park	\$ 17,500.00	\$ 14,175.00
The Denver Brass	Branching Out with Brass	\$ 17,000.00	\$ 15,470.00
The Urban Farm	TUF's Traveling Farm - Adams County	\$ 10,000.00	\$ 9,100.00
Think 360 Arts for Learning	Arts for All: School, Communities and Beyond	\$ 17,500.00	\$ 15,925.00
Thorne Ecological Institute	In-School Nature Science Program	\$ 17,295.00	\$ 15,738.45
Thornton Arts, Sciences and Humanities Council	Arts in the Park	\$ 4,000.00	\$ 3,680.00
Thornton Arts, Sciences and Humanities Council	Día de los Muertos Annual Celebration	\$ 6,000.00	\$ 5,460.00
Vintage Theatre Productions, Inc	Adams County Art Pass	\$ 22,000.00	\$ 17,820.00
Vintage Theatre Productions, Inc	Bennett Performance	\$ 3,000.00	\$ 2,730.00
Westminster Community Artist Series	Education in the Arts	\$ 17,000.00	\$ 13,770.00
Westminster Community Artist Series	Arts in the Community	\$ 12,000.00	\$ 9,720.00
Wonderbound	Adams County Community Education Programs	\$ 88,000.00	\$ 71,280.00
WOW Children's Museum World of Wonder Learning Center	WOW! Children's Museum Serving Adams County Residents	\$ 13,670.00	\$ 9,569.00
WOW Children's Museum World of Wonder Learning Center	Adams County Education Outreach Programs for Low-income Families	\$ 1,700.00	\$ 1,564.00
YOUNG VOICES OF COLORADO	PrairieVoices (East Adams County)	\$ 5,475.00	\$ 5,037.00
YOUNG VOICES OF COLORADO	WinterSong (Westminster) & SpringSing (The Academy)	\$ 7,425.00	\$ 5,197.50
PROJECT TOTAL		\$ 1,788,291.98	\$ 1,400,014.84

Organization	Visual Art	Requested	Recommended
Brighton Cultural Arts Commission	Sculpture-on-loan	\$ 90,000.00	\$ 90,000.00

Northglenn Arts and Humanities Foundation	Northglenn Art on Parade	\$ 23,500.00	\$ 23,500.00
Thornton Arts, Sciences and Humanities Council	2022 Outside the Box:Traffic Box Mural Project	\$ 50,000.00	\$ 50,000.00
TOTAL VISUAL ART		\$ 163,500.00	\$ 163,500.00

Adams County Requests		Adams County Allocation	
GOS	n/a	GOS	\$ 283,947.14
Project	\$ 1,788,291.98	Project	\$ 1,400,014.84
Visual Art	\$ 163,500.00	Visual Art	\$ 163,500.00
TOTAL REQUESTED/ RECOMMENDED	\$ 1,951,791.98		\$ 1,847,461.98



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Rodney W. Henderson for property necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52 nd Avenue to West 58 th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Pecos Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Pecos Street corridor from West 52nd Avenue to West 58th Avenue for the Pecos Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Pecos Street. Attached is a copy of the right-of-way agreement between Adams County and Rodney W. Henderson, for acquisition of property interests in the amount of \$8,250.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS
COUNTY AND RODNEY W. HENDERSON FOR PROPERTY NECESSARY FOR THE
PECOS STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM
WEST 52ND AVENUE TO WEST 58TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along Pecos Street corridor from West 52nd Avenue to West 58th Avenue for the Pecos Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is for properties with addresses of 5676 Pecos Street located in the Southeast Quarter of Section 9, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Rodney W. Henderson (“Parcel RW-36”); and,

WHEREAS, Adams County requires ownership of Parcel RW-36 for construction of the Improvements; and,

WHEREAS, Rodney W. Henderson is willing to sell Parcel RW-36 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Rodney W. Henderson, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between **Rodney W. Henderson** whose address is **4052 Simms Street, Wheat Ridge, CO 80033** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at 5676 Pecos Street being conveyed hereinafter (the “Property”) for the Pecos Street Improvements Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **EIGHT THOUSAND TWO HUNDRED FIFTY (\$8,250.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: Sandra R. Henderson, Personal Rep.
Rodney W. Henderson

Date: 7-6-2021

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT A

SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL NUMBER 0182509400025 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 9, N00°03'19"E A DISTANCE OF 421.79 FEET; THENCE S89°56'41"E A DISTANCE OF 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PECOS STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH PECOS STREET, N00°03'19"E A DISTANCE OF 18.50 FEET; THENCE N89°48'48"E A DISTANCE OF 22.18 FEET; THENCE S00°13'10"E A DISTANCE OF 18.50 FEET; THENCE S89°48'48"W A DISTANCE OF 22.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.009 ACRES OR 411 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

BASIS OF BEARING

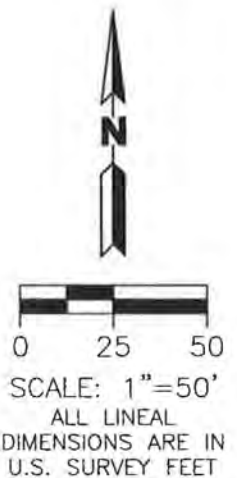
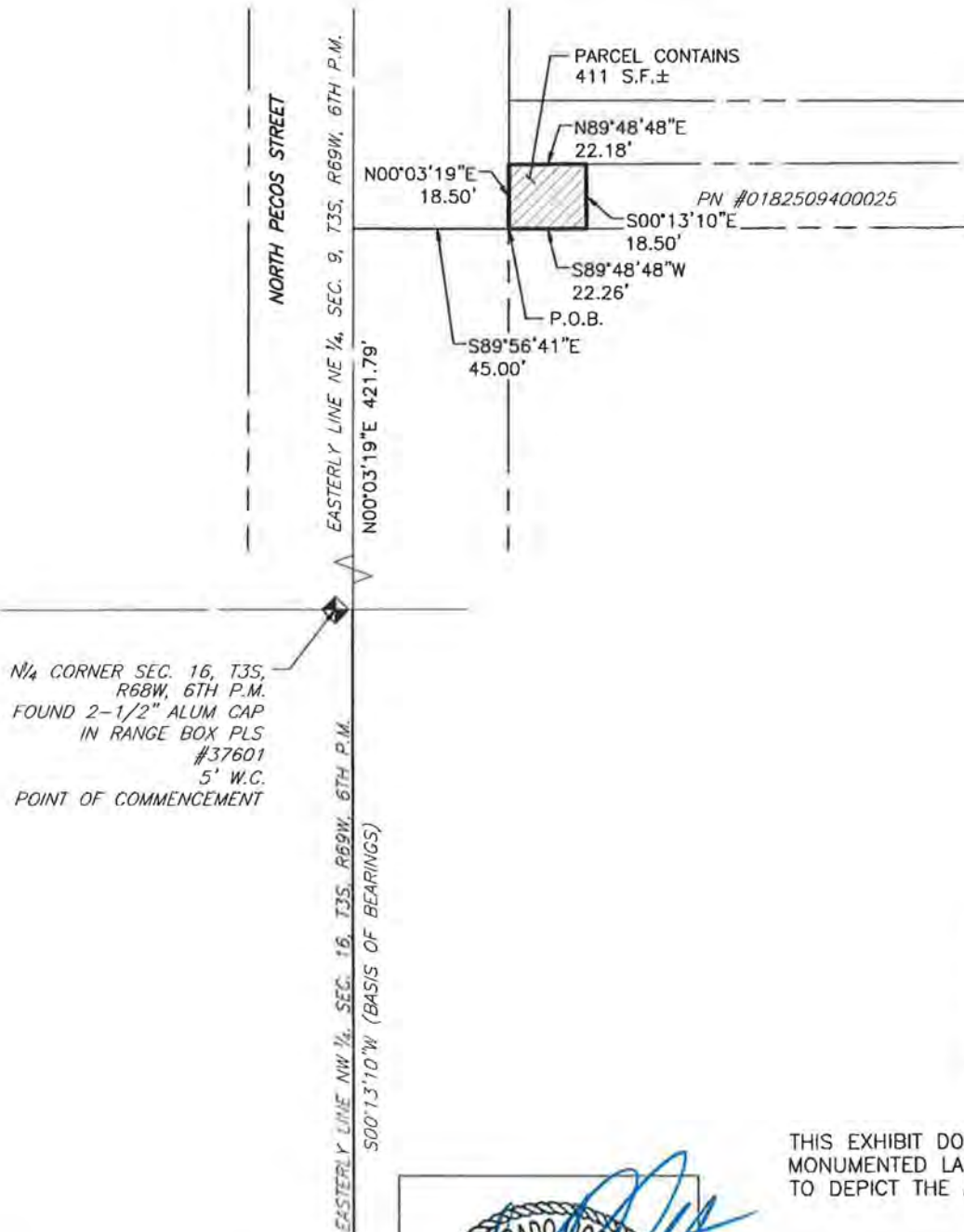
BEARINGS ARE BASED ON THE ADAMS COUNTY HORIZONTAL CONTROL NETWORK ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S00°13'10"W AND BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #37601 (5' W.C.) AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX ILLEGIBLE AT THE CENTER QUARTER CORNER.

PREPARED BY ESTRELLA V. BERNAL
REVIEWED BY SCOTT A AREHART, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
PROJECT NO. 19.0102
AUGUST 21, 2020
303-431-6100



EXHIBIT A

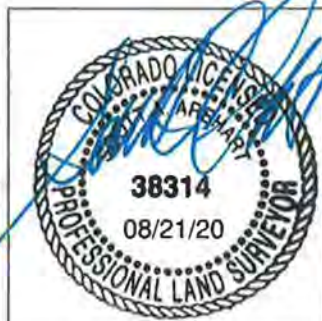
SHEET 2 OF 2



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

AUGUST 21, 2020

C/4 CORNER SEC. 16, T3S, R68W, 6TH P.M. FOUND 3-1/4" ALUM CAP IN RANGE BOX ILLEGIBLE



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Joshua A. Salz for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 th Avenue to East 88 th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Joshua A. Salz, for acquisition of property interests in the amount of \$1,900.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND JOSHUA A. SALZ FOR PROPERTY NECESSARY FOR THE
YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM
EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 2100 East 78th Avenue located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Joshua A. Salz (“Parcel RW-199”); and,

WHEREAS, Adams County requires ownership of Parcel RW-199 for construction of the Improvements; and,

WHEREAS, Joshua A. Salz is willing to sell Parcel RW-199 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Joshua A. Salz, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between **Joshua A. Salz** whose address is 13110 W. 58th Avenue, Arvada, CO 80002 ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the "Property") for the York Street Improvements Project – East 78th Avenue to East 88th Avenue (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **ONE THOUSAND, NINE HUNDRED AND NO/100 DOLLARS (\$1,900.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$1,900.00 for the conveyance of a permanent ditch easement. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

Signature: _____

Joshua A. Salz

Date: _____

July 19, 2021

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT "A"
PERMANENT EASEMENT NUMBER: PE-199
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A Permanent Easement No. PE-199 of Adams County Project Number IMP-3056-1603, containing 166 square feet, more or less, being Lot 1, Clara Ciancio Subdivision Amended Plat, a subdivision recorded on November 29, 1976, File 14, Map 298, of the records of the Adams County Clerk and Records Office, situated in the Northeast Quarter of Section 35 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the East quarter corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears N00°12'25"E a distance of 2632.49 feet;

THENCE N10°14'57"W a distance of 1306.02 feet to a point on the southerly right of way line of 78th Ave and the northeasterly corner of said Lot 1 and the

POINT OF BEGINNING PARCEL PE-199;

Thence departing said southerly right of way line S54°29'48"W along the southeasterly boundary of said Lot 1, a distance of 21.68 feet;

Thence N41°57'33"W, a distance of 11.66 feet;

Thence N48°02'27"E, a distance of 5.72 feet to a point on said southerly right of way line;

Thence N89°44'41"E along said southerly right of way line, a distance of 21.19 feet to the

POINT OF BEGINNING PARCEL PE-199.

Containing 166 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

Jerry R. Johnson, PLS 29417

Date:

For and on Behalf of

Petroleum Field Services, LLC

d.b.a. Ascent Geomatics Solutions



NE COR. SEC. 35
(CALCULATED POSITION)

N89°26'42"E
30.00'

30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG
LS 25369 2000"

78TH AVE

YORK ST.

N89°44'41"E 21.19'
N48°02'27"E 5.72'
PE-199
166 SQ FT +/-

N41°57'33"W 11.66'
S54°29'48"W 21.68'

P.O.B.
PE-199

CLEAR CREEK CANAL 20'

OWNER:
SILLETO PIA
7757 YORK STREET
DENVER, CO 80229

SE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.

N00°12'25"E 2632.49'
(BASIS OF BEARINGS)
E. LINE NE 1/4 SEC. 35

N101°45'57"W
1306.02'

0 50' 100'
GRAPHIC SCALE: 1" = 50'



JERRY R. JOHNSON
DATE: PLS 201702
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS

EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "PLS 6973 1993"
P.O.C. PE-199

NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



ADAMS COUNTY
COLORADO



Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128

EXHIBIT "B"

YORK ST - 78TH AVE TO 88TH AVE



RockSol
Consulting Group, Inc.

12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350

PE-199
SILLETO PIA

File Name: RCG_B180001-PE-199

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Daniel Rader and Tina Rader for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 th Avenue to East 88 th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Daniel Rader and Tina Rader, for acquisition of property interests in the amount of \$43,390.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND DANIEL RADER AND TINA RADER FOR PROPERTY
NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS
PROJECT FROM EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7861 York Street located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Daniel Rader and Tina Rader (“Parcel RW-205”); and,

WHEREAS, Adams County requires ownership of Parcel RW-205 for construction of the Improvements; and,

WHEREAS, Daniel Rader and Tina Rader are willing to sell Parcel RW-205 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Daniel Rader and Tina Rader, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between **Daniel Rader and Tina Rader**, whose address is **7861 York Street, Denver, Colorado 80229** (“Owner”), and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the “Property”) for the York Street Improvements Project – East 78th Avenue to East 88th Avenue (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FORTY-THREE THOUSAND, THREE HUNDRED NINETY AND NO/100 DOLLARS (\$43,390.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$43,390.00 for the conveyance of road right-of-way. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: _____


Daniel Rader

Date: _____

By: _____


Tina Rader

Date: _____

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-205
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A tract or parcel of land No. RW-205 of Adams County Project Number IMP-3056-1603, containing 3,524 square feet, more or less, being a portion of that parcel of land described in a Warranty Deed, recorded on March 3, 2005, at reception no. 316000271200 of the records of the Adams County Clerk and Recorders Office, situated in the Northeast Quarter of Section 35 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears S00°12'25"W a distance of 2632.49 feet;

Thence S01°56'52"W a distance of 987.62 feet to the southeast corner of said parcel and the **POINT OF BEGINNING PARCEL RW-205;**

Thence S89°45'26"W along the southerly boundary of said parcel, a distance of 31.62 feet;

Thence departing said southerly boundary N01°37'44"E a distance of 116.81 feet to a point on the northerly boundary of said parcel;

Thence N89°34'17"E along the northerly boundary of said parcel a distance of 28.72 feet to a point on the easterly boundary of said parcel;

Thence S00°12'25"W along said easterly boundary, a distance of 116.85 feet to the **POINT OF BEGINNING PARCEL RW-205.**

Containing 3,524 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

Jerry R. Johnson, PLS 29417
Date:
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions



30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG LS 25369 2000"

NE COR. SEC. 35
(CALCULATED POSITION)
P.O.C. RW-205

N89°26'42"E
30.00'

NE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.

N89°34'17"E 28.72'

RW-205
3,524 SQ FT +/-

OWNER:
RADER DANIEL AND RADER TINA
7861 YORK ST
DENVER, CO 80229-6112

S89°45'26"W 31.62'

N01°37'44"E
116.81'

S00°12'25"W 116.85'

P.O.B.
RW-205

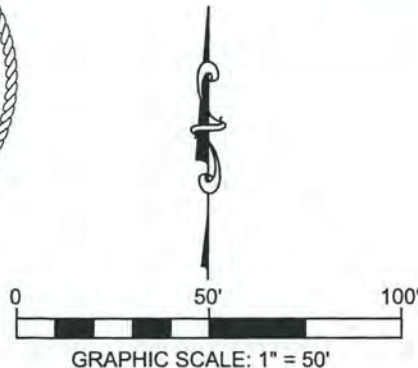
YORK ST.

S00°12'25"W 2632.49'
(BASIS OF BEARINGS)
E. LINE NE 1/4 SEC. 35

EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "PLS 6973 1993"



JERRY R JOHNSON
DATE:
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS



NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128

EXHIBIT "B"

YORK ST - 78TH AVE TO 88TH AVE



RockSol
Consulting Group, Inc.

12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350

RW-205

RADER DANIEL AND RADER TINA

File Name: RCG_B180001-RW-205

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and The Rader Living Trust for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 th Avenue to East 88 th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and The Rader Living Trust, for acquisition of property interests in the amount of \$27,700.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND THE RADER LIVING TRUST FOR PROPERTY NECESSARY
FOR THE YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT
FROM EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7871 York Street located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by The Rader Living Trust (“Parcel RW-206”); and,

WHEREAS, Adams County requires ownership of Parcel RW-206 for construction of the Improvements; and,

WHEREAS, The Rader Living Trust is willing to sell Parcel RW-206 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and The Rader Living Trust, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between The Rader Living Trust dated August 28, 2007, Bert W. Rader and Delphine M. Rader, Trustees, whose address is 7871 York Street, Denver, Colorado 80229 ("Owner"), and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the "Property") for the York Street Improvements Project – East 78th Avenue to East 88th Avenue (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **TWENTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$27,700.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$27,700.00 for the conveyance of road right-of-way. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

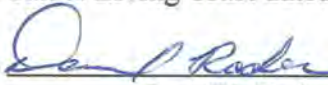

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.
6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.

7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

The Rader Living Trust dated August 28, 2007, Bert W. Rader and Delphine M. Rader, Trustees

By:   -POA
Bert W. Rader, Trustee

Date: 7-19-21

By: 
Delphine M. Rader, Trustee

Date: 7-19-21

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-206
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A tract or parcel of land No. RW-206 of Adams County Project Number IMP-3056-1603, containing 2,069 square feet, more or less, being a portion of that parcel of land described in a Quit Claim Deed, recorded September 7, 2007, at reception no. 2007000085620 of the records of the Adams County Clerk and Records Office, situated in the Northeast Quarter of Section 35 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears S00°12'25"W a distance of 2632.49 feet;

Thence S02°10'53"W a distance of 870.83 feet to the southeast corner of said parcel and the **POINT OF BEGINNING PARCEL RW-206;**

Thence S89°41'41"W along the southerly boundary of said parcel, a distance of 28.72 feet;

Thence departing said southerly boundary N00°45'37"E a distance of 73.07 feet to a point on the northerly boundary of said parcel;

Thence N89°51'58"E along the northerly boundary of said parcel a distance of 28.01 feet to a point on the easterly boundary of said parcel;

Thence S00°12'25"W along said easterly boundary, a distance of 72.84 feet to the **POINT OF BEGINNING PARCEL RW-206.**

Containing 2,069 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

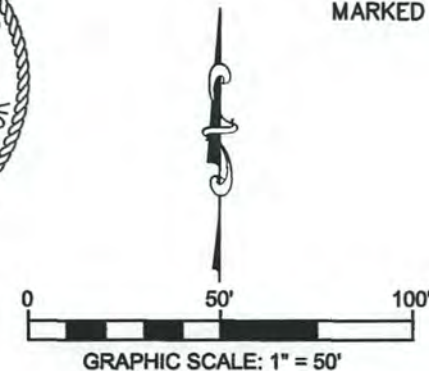
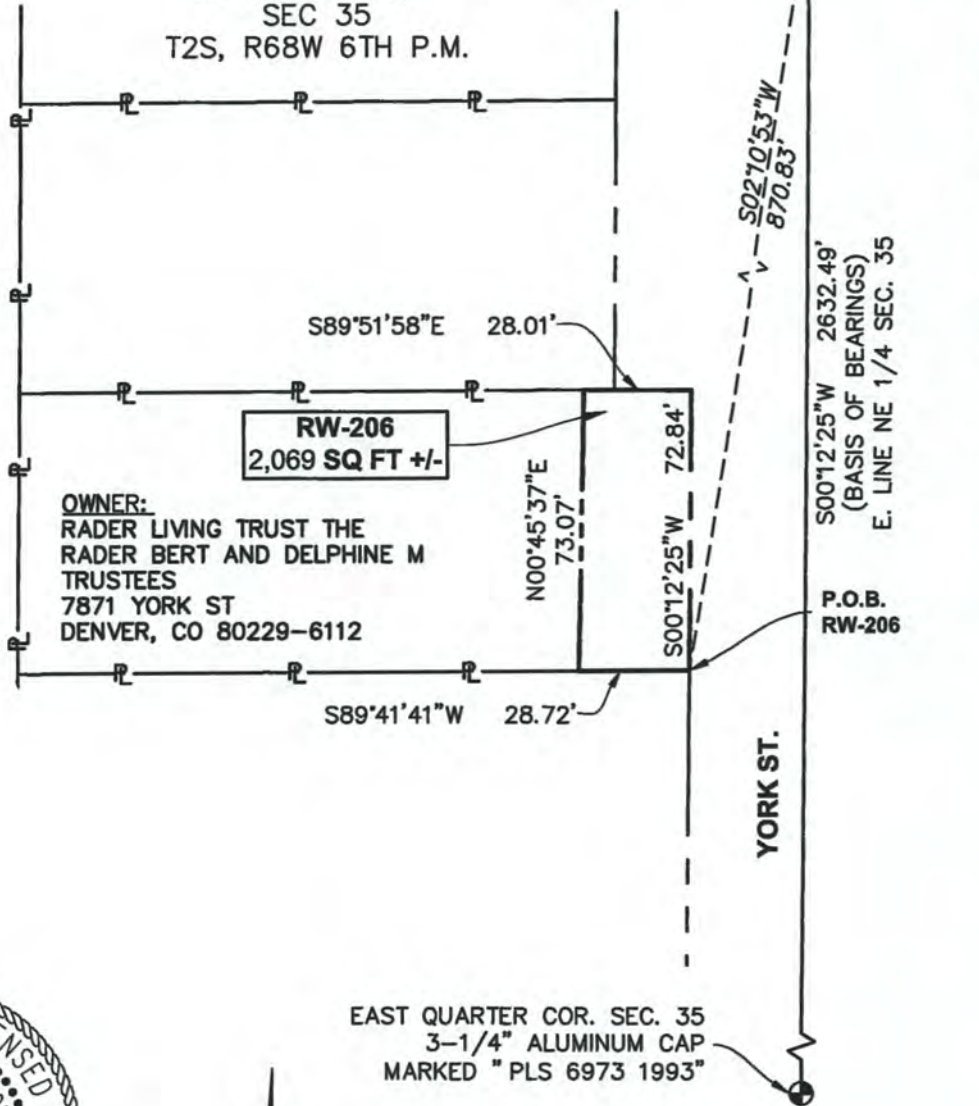
Jerry R. Johnson, PLS 29417
Date:
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions



30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG LS
25369 2000"

NE COR. SEC. 35
(CALCULATED POSITION)
P.O.C. RW-206

NE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.



EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "PLS 6973 1993"



JERRY R JOHNSON
DATE: 12/29/2020
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS

NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128

EXHIBIT "B"

YORK ST - 78TH AVE TO 88TH AVE



RockSol
Consulting Group, Inc.

12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350

RW-206

RADER LIVING TRUST THE

File Name: RCG_B180001-RW-206

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Boards and Commissions
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: July 20, 2021 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

These resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING EMILY ATENCIO TO THE WORKFORCE DEVELOPMENT
BOARD AS A BUSINESS SECTOR/HEALTHCARE REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Workforce Development Board; and,

WHEREAS, Emily Atencio has expressed an interest in serving on the Workforce Development Board; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Emily Atencio to fill this vacancy as the Business Sector/Healthcare Representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Emily Atencio is hereby appointed as a member of the Workforce Development Board as a Business Sector/Healthcare Representative for the term as listed below:

Emily Atencio

Term Expires
July 1, 2024



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Boards and Commissions
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: July 20, 2021 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

These resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING LINDSAY LIERMAN TO THE FAMILY PRESERVATION
COMMISSION AS A COURT APPOINTED SPECIAL ADVOCATE REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Family Preservation Commission;
and,

WHEREAS, Lindsay Lierman has expressed an interest in serving on the Family Preservation
Commission; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified;
and,

WHEREAS, the Board of County Commissioners selected Lindsay Lierman to fill this vacancy as
a Court Appointed Special Advocate Representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of
Adams, State of Colorado, that Lindsay Lierman shall be appointed as a member of the Family
Preservation Commission as a Court Appointed Special Advocate Representative for the term as
listed below:

Lindsay Lierman

Term Expires
August 6, 2023



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Boards and Commissions
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: July 20, 2021 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

These resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING MARY DORAN TO THE FAMILY PRESERVATION
COMMISSION AS A TRI-COUNTY HEALTH DEPARTMENT REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Family Preservation Commission;
and,

WHEREAS, Mary Doran has expressed an interest in serving on the Family Preservation
Commission; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified;
and,

WHEREAS, the Board of County Commissioners selected Mary Doran to fill this vacancy as a
Tri-County Health Department Representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of
Adams, State of Colorado, that Mary Doran shall be appointed as a member of the Family
Preservation Commission as a Tri-County Health Department Representative for the term as listed
below:

Mary Doran

Term Expires
August 6, 2023



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Audit Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT:
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Agreement with Eide Bailly LLP for Internal Audit Services.

BACKGROUND:

On October 26, 2011, the Adams County Board of County Commissioners established an internal audit function for Adams County Government for the purpose of enhancing public accountability and adhering to best practices in government. Internal Auditing Services provide independent, objective assurance designed to add value and improve the County's operations.

On April 22, 2020, BKD, LLP, was awarded a three-year Agreement to provide Internal Audit Services for the County. BKD was engaged to conduct an internal audit of the Adams County Treasurer's Office. During the audit, the Treasurer expressed concern over BKD's process and requested another firm to complete the audit.

The County reached out to the second highest scoring firm from the Request for Proposal process, Eide Bailly LLP, and they are able to complete the internal audit of the Treasurer's Office within a reasonable timeline.

The recommendation is to award an Agreement to complete the internal audit of the Treasurer's Office to Eide Bailly LLP, in the not to exceed amount of \$250,000.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Finance
Treasurer's Office
#5600946 1/22/2020

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 1**Cost Center: 9252**

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7685		\$600,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$600,000.00</u>

New FTEs requested: ☐ YES ☒ NOFuture Amendment Needed: ☐ YES ☒ NO**Additional Note:**

ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
EIDE BAILLY LLP, FOR INTERNAL AUDITING SERVICES FOR THE ADAMS COUNTY
TREASURER'S OFFICE

WHEREAS, BKD, LLP, submitted a proposal and was awarded an Agreement to provide Internal Auditing Services and was engaged to conduct an internal audit of the Adams County Treasurer's Office; and,

WHEREAS, during the audit, the Treasurer expressed concern over BKD, LLP's, process and requested another firm to complete the audit; and,

WHEREAS, Eide Bailly LLP, is able to complete the Internal Audit of the Adams County Treasurer's Office within a reasonable timeline for a not to exceed amount of \$250,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and Eide Bailly LLP, to provide Internal Auditing Services of the Adam's County Treasurer's Office is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the Agreement with Eide Bailly LLP, on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget and Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Community Safety and Well-being
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Amendment One to the Agreement with CoreCivic, Inc., to provide Community Corrections Program Services.

BACKGROUND:

The County entered into a five-year Master Agreement with the Department of Public Safety, Division of Criminal Justice to provide Community Corrections Program Services for the 17th Judicial District effective dates of July 1, 2019 through June 30, 2024. Adams County owns one facility in Adams County, the Adams County Opportunity Center, and CoreCivic, Inc., owns and operates two Community Corrections facilities in Adams County.

CoreCivic, Inc., has two locations at 1450 E. 62nd Ave., Denver, CO 80216, and 4901 Krameria Street, Commerce City, CO 80022. No other locations in Adams County are zoned to house Community Corrections clients.

The Adams County Community Corrections Board (ACCCB) is recommending approval of Amendment One extending the Single Source Agreement with CoreCivic, Inc., for Community Corrections Services at the two locations owned and operated by CoreCivic, Inc., through June 30, 2022. The payable rate will not exceed that of fiscal year 2021/2022 of \$49.16 per offender per day for residential services and \$6.65 per offender per day for non-residential offenders. The costs for fiscal year 2021/2022 for program services is estimated to be \$7,451,139.55 paid for by passthrough funds distributed by the Department of Public Safety.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community Safety and Well-being

ATTACHED DOCUMENTS:

Resolution

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:** 9277

	Object Account	Subledger	Amount
Current Budgeted Revenue:	9277.5555		\$7,236,721
Additional Revenue not included in Current Budget:			
Total Revenues:			\$7,236,721

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	9277.7685		\$7,236,721
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$7,236,721

New FTEs requested: ☐ YES ☒ NO**Future Amendment Needed:** ☐ YES ☒ NO**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE BETWEEN ADAMS COUNTY
AND CORECIVIC, INC., TO PROVIDE
COMMUNITY CORRECTION PROGRAM SERVICES

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide Community Corrections Program Services to the State of Colorado’s 17th Judicial District; and,

WHEREAS, in September of 2020, the Board of County Commissioners approved an Agreement with CoreCivic, Inc., to provide Community Correction Program Services; and,

WHEREAS, the County and CoreCivic, Inc., mutually agree to renew the Agreement for Community Corrections Program Services for one additional year; and,

WHEREAS, CoreCivic, Inc., agrees to provide Community Correction Program Services, at which the payable rate will be based upon fiscal year 2021/2022 allocations of \$49.16 per offender per day for residential services, and \$6.65 per offender per day for non-residential offenders; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the Agreement between Adams County and CoreCivic, Inc., for Community Correction Program Services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to sign the Agreement with CoreCivic, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Finance & Budget Director Jennifer Tierney-Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Community Safety & Well-Being
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One with Intervention Community Correction Services, Inc., for Community Corrections Program Services.

BACKGROUND:

The County entered into a five-year Master Agreement with the Department of Public Safety, Division of Criminal Justice to provide Community Corrections Program services for the 17th Judicial District effective dates of July 1, 2019 through June 30, 2024. The provided funding pays for program services, correctional treatment funds, and facility payments for approved community corrections clients.

A formal Request for Proposal was issued for Community Correction Program Services and Lease of the Adams County Opportunity Center in November 2019. The Board of County Commissioners approved an Agreement with Intervention Community Correction Services, Inc., to provide the Community Correction Program Services and Lease.

It is recommended to approve Amendment One to the Agreement with Intervention Community Correction Services, Inc., to extend the Agreement and Lease of the Adams County Opportunity Center. The 2021/2022 allocation daily payable rate will be \$49.16 per offender per day for residential services and \$6.65 per offender per day for non-residential offenders. Community Correction Services, Inc., agrees to pay the County \$8.00 per client per day for the lease, along with half of the utilities of the Adams County Opportunity Center.

The costs for fiscal year 2021/2022 for program services is estimated to be \$7,451,139.55 paid for by passthrough funds distributed by the Department of Public Safety.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community Safety and Well-Being

ATTACHED DOCUMENTS:Resolution
Allocation FY21-22**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: 9277**

	Object Account	Subledger	Amount
Current Budgeted Revenue:	9277.5555		\$7,236,721
Additional Revenue not included in Current Budget:			\$214,419
Total Revenues:			<u>\$7,451,140</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	9277.7685		\$7,236,721
Add'l Operating Expenditure not included in Current Budget:			\$214,419
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$7,451,140</u>

ADDITIONAL NOTES:

The current budgeted revenues and expenditures shown above are for calendar year 2021 only. It does not reflect the budget for the State FY2021/2022, which overlaps calendar years 2021 and 2022.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND INTERVENTION COMMUNITY CORRECTION SERVICES, INC.,
TO PROVIDE COMMUNITY CORRECTION PROGRAM SERVICES

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide Community Corrections Program Services to the State of Colorado’s 17th Judicial District; and,

WHEREAS, in September of 2020, the Board of County Commissioners approved an Agreement with Intervention Community Correction Services, Inc., to provide Community Correction Program Services; and,

WHEREAS, the County and Intervention Community Correction Services, Inc., mutually agree to renew the Agreement for Community Corrections Program Services for one additional year; and,

WHEREAS, Intervention Community Correction Services, Inc., agrees to provide Community Corrections Program Services, at which the payable rate will be based upon fiscal year 2021/2022 allocations of \$49.16 per offender per day for residential services, and \$6.65 per offender per day for non-residential offenders; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the Agreement between Adams County and Intervention Community Corrections Services, Inc., for Community Correction Program Services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to sign the Agreement between Adams County and Intervention Community Correction Services, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Finance & Budget Director Jennifer Tierney-Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Community Safety & Well-Being
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One with Intervention Community Correction Services, Inc., for Community Corrections Program Services.

BACKGROUND:

The County entered into a five-year master agreement with the Department of Public Safety, Division of Criminal Justice to provide Community Corrections Program Services for the 17th Judicial District effective dates of July 1, 2019 through June 30, 2024. The provided funding pays for program services, correctional treatment funds, and facility payments for approved community corrections clients.

A formal Request for Proposal was issued for Community Correction Program services and Lease of the Adams County Opportunity Center in November 2019. The Board of County Commissioners approved an Agreement with Intervention Community Correction Services, Inc., to provide the Community Correction Program Services and Lease.

It is recommended to approve Amendment One to the Agreement with Intervention Community Correction Services to extend the Agreement and Lease of the Adams County Opportunity Center. The 2021/2022 allocation daily payable rate will be \$49.16 per offender per day for residential services and \$6.65 per offender per day for non-residential offenders. Intervention Community Correction Services, Inc., agrees to pay the County \$8.00 per client per day for the lease, along with half of the utilities of the Adams County Opportunity Center.

The costs for fiscal year 2021/2022 for program services is estimated to be \$7,451,139.55 paid for by passthrough funds distributed by the Department of Public Safety.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community Safety and Well-Being

ATTACHED DOCUMENTS:

Resolution

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: 9277**

	Object Account	Subledger	Amount
Current Budgeted Revenue:	9277.5555		\$7,236,721
Additional Revenue not included in Current Budget:			\$214,419
Total Revenues:			<u>\$7,451,140</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	9277.7685		\$7,236,721
Add'l Operating Expenditure not included in Current Budget:			214,419
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$7,451,140</u>

ADDITIONAL NOTES:

The current budgeted revenues and expenditures shown above are for calendar year 2021 only. It does not reflect the budget for the State FY2021/2022, which overlaps calendar years 2021 and 2022.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE LEASE BETWEEN ADAMS
COUNTY AND INTERVENTION COMMUNITY CORRECTION SERVICES, INC., FOR
THE ADAMS COUNTY OPPORTUNITY CENTER TO PROVIDE COMMUNITY
CORRECTION PROGRAM SERVICES

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide Community Corrections Program services to the State of Colorado’s 17th Judicial District; and,

WHEREAS, in November of 2019, the Board of County Commissioners approved an Agreement with Intervention Community Correction Services, Inc., to provide Community Correction Program services, to include the lease of the Adams County Opportunity Center located at 8031 I-76 Service Road, Henderson, Colorado 80640; and,

WHEREAS, Intervention Community Correction Services, Inc., agrees to pay a lease rate of \$8.00 per client per day and half the utilities of the Adams County Opportunity Center; and,

WHEREAS, both parties mutually desire to extend the lease agreement for the Adams County Opportunity Center.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to lease agreement between Adams County and Intervention Community Correction Services, Inc., to provide Community Correction Program services at the Adams County Opportunity Center is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to sign Amendment One to the lease agreement between Adams County and Intervention Community Correction Services, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 3, 2021
SUBJECT: Parking Lot Repair and Maintenance
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Facilities and Fleet Management Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an Agreement with Coatings, Inc., to provide Parking Lot Repair and Maintenance Services.

BACKGROUND:

The Adams County Facilities and Fleet Management Department has numerous County-wide parking lot repair projects approved in the 2021 budget. A formal Request for Proposal (RFP) was posted on BidNet. Proposals were opened on July 12, 2021, to consider providers for Parking Lot Repair and Maintenance Services throughout Adams County.

The County received one proposal. The evaluation team found that the proposal submitted by Coatings, Inc., met the criteria set forth in the RFP and recommends an award. The proposal was evaluated on the following criteria:

- Overall Proposal
- References
- Ability to perform services as outlined in the Scope of Work
- Pricing

The recommendation is to approve an Agreement with Coatings, Inc., for the Parking Lot Repair and Maintenance Services in the not to exceed amount of \$505,700.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

FISCAL IMPACT:

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

Fund: 1			
Cost Center: 1132			
	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			
	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7845		\$408,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$408,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

Amount over current operating expenditure will be covered by operating budget in other areas.

**BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
COATINGS, INC., FOR PARKING LOT REPAIR AND MAINTENANCE SERVICES**

WHEREAS, Coatings, Inc., submitted a proposal on July 12, 2021, for the Parking Lot Repair and Maintenance Services for the Facilities and Fleet Management Department; and,

WHEREAS, after thorough evaluation it was deemed that Coatings, Inc., was the most responsive and responsible proposer; and,

WHEREAS, Coatings, Inc., agrees to provide Parking Lot Repair and Maintenance in the not to exceed amount of \$505,700.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and Coatings, Inc., for Parking Lot Repair and Maintenance Services is hereby approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign the Agreement with Coatings, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: COLORADO AIR AND SPACE PORT SUBAREA PLAN
CASE NO.: PLN2021-00005**

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PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

Board of County Commissioners

August 3, 2021

CASE No.: PLN2021-00005	CASE NAME: Colorado Air and Space Port Subarea Plan
-------------------------	-----------------------------------------------------

Location of Request:	I-70 to the south, Hudson Road. to the west, 72 nd Ave. to the north and Harback Road to the east
Nature of Request:	Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan.
Hearing Date(s):	PC: June 24, 2021
	BOCC: August 3, 2021
Report Date:	July 8, 2021
Case Manager:	Nick Eagleson
Staff Recommendation:	RATIFICATION of the approval of Planning Commission with 5 Findings of Fact and 1 Condition

SUMMARY OF APPLICATION

Background:

In 2018, the Federal Aviation Administration (FAA) granted a site operator license to what was then referred to as the Front Range Airport. The license was the 11th of its kind granted in the United States. After receiving the license for a horizontal launch facility, the airport changed its name to the Colorado Air and Space Port (CASP). The Spaceport's 3,200 acres of land makes CASP larger than all other general aviation airports combined.

The Colorado Air and Space Port is surrounded by an area that is anticipated to have a significant amount of future development. In order to best plan for that upcoming development, the Adams County Community & Economic Development Department has been working to develop the Colorado Air and Space Port Subarea Plan with the help from the consultant group Kimley Horn. The Subarea boundaries include Interstate-70 to the south, Hudson Road to the west, 72nd Avenue to the north, and Harback Road to the east. The area is approximately 48 square miles and spans multiple jurisdictions, including unincorporated Adams County (21,079 acres), the City of Aurora (9,738 acres), and the Town of Bennett (375 acres).

The Subarea Plan looks to set the vision and goals for future land use, transportation, and infrastructure decisions for the subarea and serve as a guide for public and private investment around

CASP. The Plan also offers guidance for future land uses, infrastructure requirements, economic development strategies, and development policies and standards for the subarea. The subarea plan identifies opportunities and challenges, while also looking to provide a roadmap for future development that can capitalize on the area's proximity to CASP, while also balancing goals of existing residents and business owners.

The Planning Process:

The planning process for the subarea plan began with an existing conditions report (State of the Subarea), which provided a framework of opportunities and constraints that the subarea is currently facing. The report looked at the existing land use, planned development, transportation, mobility, and public utilities throughout the subarea. The report also looked at how CASP compared to other spaceports throughout the country. A market analysis was also conducted, which provides a summary of the regional employment analysis, planned development, area forecasts, and residential and commercial market potentials.

The subarea plan also incorporates and is supported by recommendations of previous plans and studies for the area. The following plans were incorporated within the subarea plan, and any updates to these plans should incorporate and refine recommendations for the subarea:

- 2012 Imagine Adams County Comprehensive Plan
- 2020 Advancing Adams Comprehensive Plan (currently in progress)
- Aurora Comprehensive Plan
- Town of Bennett Comprehensive Plan
- Northeast Area Transportation Study (NEATS)
- Adams County Open Space, Parks, and Trails Master Plan

Additional pieces of the planning process include the Vision and Goals, which outlines the future of an integrated, innovative, and resilient subarea, the Future Land Use Plan, which focuses on the future of land use, transportation, infrastructure, the natural environment, and economic development. These parts of the planning process look at recommendations, which describes additional goals and strategies for the subarea, including mobility, open space, utilities, and economic development, as well as what things look like moving forward with the Plan, which describes the types of implementation and priorities for the short-term and long-term success.

Future Land Use Plan

The focus of the planning process centered on working with the community and stakeholders to create a future land use plan for the area. The starting point for the Future Land Use Plan looked at previously adopted plans for the area, and how best to incorporate those visions as well. Specific character areas were created to help guide and recommend future development in the area. These character areas include:

- Industry Hub (Mix of commercial and industrial uses, primarily focused on manufacturing, warehousing, and logistics)
- Aerospace and Innovation (Focuses on light industrial, employment, as well as connecting aerospace industries within CASP to supporting businesses)
- Mixed-use Industrial (Low-intensity flex, light industrial, office, and supporting retail land uses)

- Green Energy and Sustainable Agriculture (Solar farms, other forms of renewable energy, greenhouses, and traditional agriculture)
- Community Hub (Centers of activity that support the surrounding areas with retail, daily services, office, entertainment, and civic uses)
- Neighborhood Residential (single-family residential with supporting neighborhood retail, office, and civic uses)

The creation of these character areas, as well as the location throughout the Subarea, was a key component of multiple Steering Committee meetings, as well as multiple focus groups and public outreach. Based on the results of that outreach, a preferred land use scenario was developed.

Outreach:

The Colorado Air and Space Port Subarea Plan process included many opportunities for input from a variety of stakeholder groups, in addition to the community-at-large. A Steering Committee was created to help craft the goals, provide information regarding opportunities, and give advice regarding the planning process. Steering Committee members were also critical for the success of the plan's community outreach by helping inform the process and spread the word about the plan. A total of five steering committee meetings were held over the course of the planning process. These Steering Committee meetings were critical in the collaboration between multiple jurisdictions, and multiple adopted Comprehensive Plans. Steering Committee members included representatives from the following organizations:

- CASP
- Adams County Economic Development
- City of Aurora Planning
- Aurora Water
- Town of Bennett, Planning and Economic Development
- Arapahoe County Long Range Planning
- Denver International Airport
- Rocky Mountain Industrials

Stakeholder focus groups were held to work directly with residents, business owners, and landowners within the subarea. Staff and the consultant conducted a series of focus group meetings to help identify the strengths, weaknesses, opportunities, and threats within each focus area of the subarea. These focus areas included regional context, zoning, land use and planned development, future land use, and infrastructure.

The Subarea Plan also had a designated website, which aided in conducting three online workshops to gauge public feedback throughout the process. The website was frequently updated with community workshop announcements, materials being presented at workshops, and links to online surveys. The website received over 500 visitors throughout the duration of the planning process.

Vision and Goals:

Land Use

Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create new employment, commercial, and residential areas for the subarea. This should also be done in a way to limit future conflicts between surrounding land uses and CASP, while also planning for compatible land uses that protect the long-term operations and success of CASP.

Mobility

The Plan should create a more complete, connected, and multi-modal transportation network that fosters responsible growth for this region of the County. Transportation investments should also contribute to the Subarea's economic development, sense of place, and sustainability.

Utilities

A physical and financial strategy should be created for future utility improvements that promotes coordinated development. Utility infrastructure should also provide safe, reliable, and economical for residents and businesses within the subarea.

Economic Development

Establish the subarea as a nationwide hub for aerospace related research, development, and employment, along with an economic driver for Adams County and the region. Attract a mix of development types to provide essential services to surrounding communities.

Parks and Open Space

Promote sustainable, waterwise, development strategies in the public and private sectors. Recognize, protect, and enhance gateways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife.

Development Standards and Regulations:

Section 2-02-15 of the Adams County Development Standards and Regulations details the procedures for amendments to the Adams County Comprehensive Plan. In the case of a Comprehensive Plan amendment, the Planning Commission shall make a decision on the amendment and the matter will be referred to the Board of County Commissioners to ratify the decision at a public hearing.

Section 2-02-15-06-03 of the Development Standards and Regulations lists three criteria for reviewing amendments to the Comprehensive Plan. The first criterion requires consistency with the goals and policies of the Adams County Comprehensive Plan. The second criterion requires the amendment to be consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan. The third criterion requires the amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this request on June 24, 2021. There were two members of the public who spoke at the hearing. The first comment was regarding the alignment of Watkins

Road shown towards the northwest portion of the subarea. Staff has made the corrections to the maps within the Subarea Plan. The second comment questioned future land uses within the Colorado Air and Space Port restriction areas. The Planning Commission voted to approve the Colorado Air and Space Port Subarea Plan by a 6-0 vote.

STAFF RECOMMENDATION

Staff believes the proposed Colorado Air and Space Port Subarea Plan demonstrates a more proactive forward-thinking approach to planning for the region. The Plan also recommends more collaboration between Adams County and the communities of Aurora and the Town of Bennett. Therefore, staff is recommending Ratification of the Approval of Planning Commission based on the following findings of fact:

Staff Recommendation:	RATIFICATION of the Approval of Planning Commission with 5 Findings of Fact and 1 Condition
-----------------------	---------------------------------------------------------------------------------------------

RECOMMENDED FINDINGS OF FACT

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed Colorado Air and Space Port Subarea Plan is consistent with the goals and policies of Adams County.
3. The proposed Colorado Air and Space Port Subarea Plan is consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed Colorado Air and Space Port Subarea Plan advances the health, safety, and welfare of the citizens and property owners within the region.
5. The proposed Colorado Air and Space Port Subarea Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

RECOMMENDED CONDITION OF APPROVAL

Recommended Condition to the Applicant:

1. Up until August 31, 2021, the Development Services Department staff may make minor corrections to the Colorado Air and Space Port Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.

REFERRAL AGENCY COMMENTS

Referral agencies such as Aurora Water, City of Aurora Planning, Town of Bennett (Planning and Economic Development), Arapahoe County, and Rocky Mountain Industrials are also a part of the Steering Committee and provided feedback at the final Steering Committee meeting. Those comments were included in the final draft version.

CITIZEN COMMENTS

Staff received three comments from citizens in regard to the proposed Colorado Air and Space Port Subarea Plan during the referral process. The first comment was from a property owner at the southeast portion of the subarea and had specific questions about how the future land uses would benefit his property value. The comment overall was in support of the proposed subarea plan. The second citizen comment was from a property owner/business owner adjacent to the northwest portion of the Spaceport. The citizen had concerns over the new future land use designation for this area and how that would impact a renewal of their conditional use permit in the future. The third citizen comment was regarding the Kiowa Creek Farms development, which will be accessed off of Colfax Avenue and Harback Road. The 253-acre development will be annexed into the Town of Bennett and will include mixed-use commercial, high density residential, and medium density residential. More flexibility for residential in this area was requested as part of the subarea plan's future land use recommendations.

COUNTY AGENCY COMMENTS

ADAMS COUNTY PUBLIC WORKS DEPARTMENT:

Adams County Public Works Department responded with several comments about incorporating elements of this subarea plan into the Transportation Master Plan and the Comprehensive Plan update, Advancing Adams. It was also mentioned that it is important to focus on a transportation corridor to move people and goods, not just vehicles. Additionally, in the districts that include a higher number of freight vehicles, designs should reflect wide turn radii, segment prohibitions, and other solutions in the toolbox that accommodate larger and heavier vehicles. These comments have been incorporated in the Plan.

ADAMS COUNTY PARKS, OPEN SPACE & CULTURAL ARTS DEPARTMENT:

Adams County Parks, Open Space, & Cultural Arts Department responded with several comments, including, the potential to maintain any new parks open space, or trails within the area. An additional comment was provided regarding the importance of pocket parks and the difficulties to manage and maintain. These comments have been incorporated into the Plan.

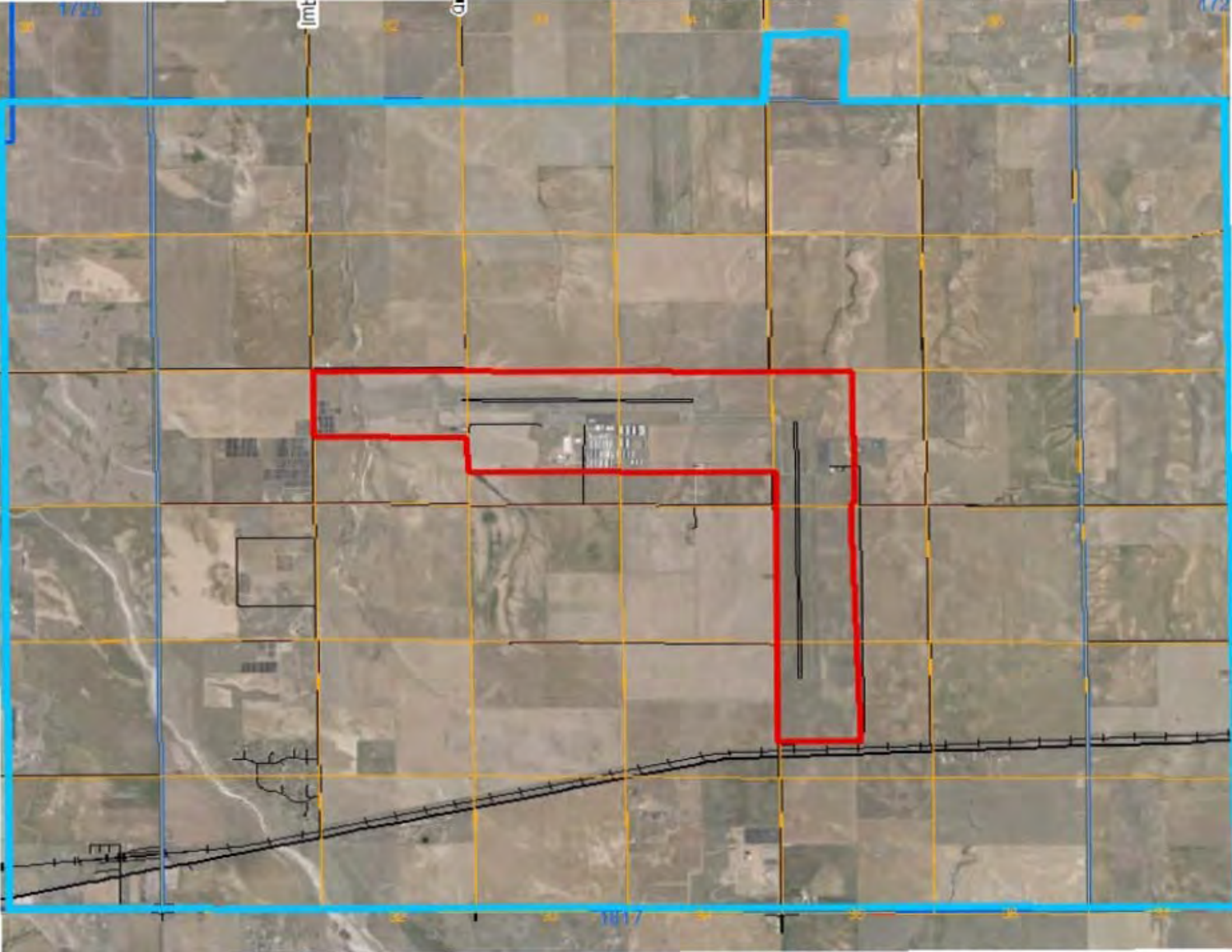
REFERRAL AGENCY COMMENTS

Responding without Concerns:

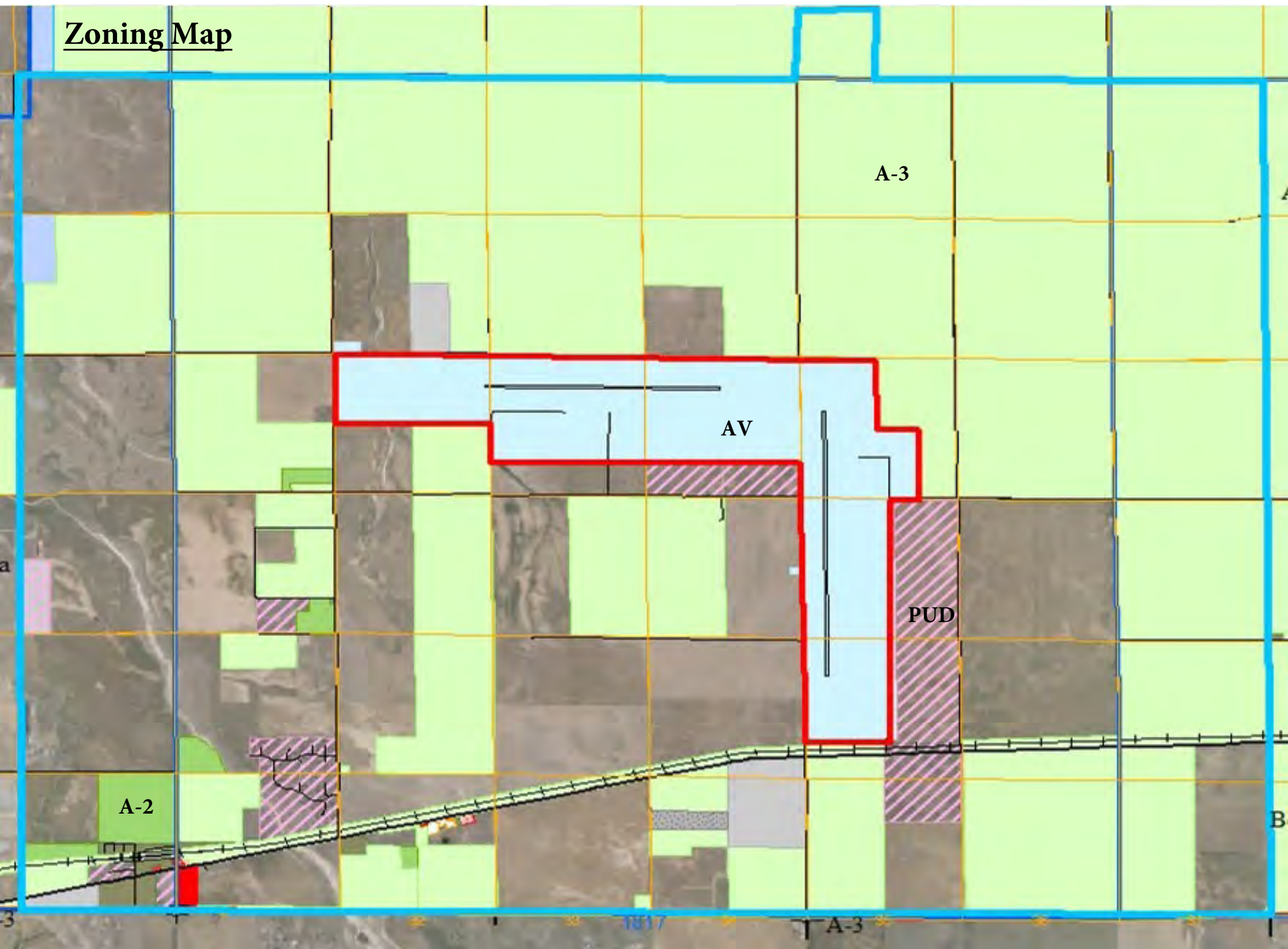
Xcel Energy
RTD

Notified but not Responding /Considered a Favorable Response:

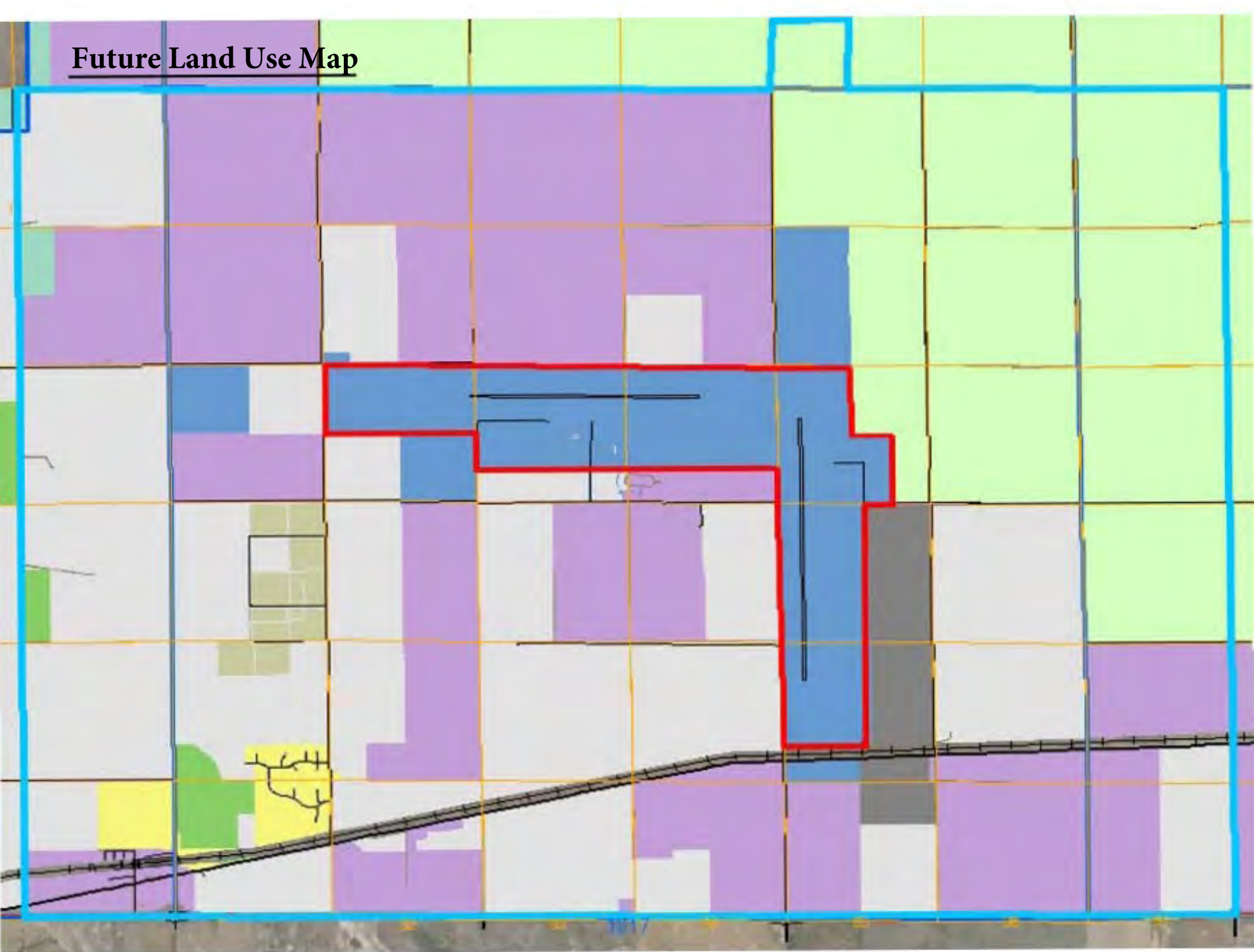
27J Schools
Adams County Attorney
Adams County Sherriff
Arapahoe County
Bennett Fire Protection District #7
Bennett Parks and Recreation District
Bennett School District 29J
Box Elder Water & Sanitation District
Century Link
City of Aurora
Colorado Department of Transportation
Comcast
Denver International Airport
Intermountain Rural Electric Association
Metro Wastewater Reclamation
Port Colorado
Prairie View Homeowners Association
Rocky Mountain Industrials
Town of Bennett
Transport Metropolitan District No.1
Union Pacific Railroad



Zoning Map



Future Land Use Map



Colorado Air and Space Port

Subarea Plan



ACKNOWLEDGMENTS

Board of County Commissioners

Eva J. Henry, *District 1*

Charles “Chaz” Tedesco, *District 2*

Emma Pinter, *District 3*

Steve O’Dorisio, *District 4*

Lynn Baca, *District 5*

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Justin Martinez

Rosie Garner

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Additional Acknowledgments

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Jim Siedlecki, *Deputy County Manager, Community Services and Public Involvement*

Ryan Nalty, *Director of Economic Development, Interim Director of Community and Economic Development*

Dave Ruppel, *Director, Colorado Air and Space Port*

Jen Rutter, *Development Services Manager*

Nick Eagleson, *Senior Strategic Planner*

Consultant Team

Steven Chester, *Project Manager, Kimley-Horn*

Blake Young, *Project Planner, Kimley-Horn*

Jon Tuley, *Project Planner, Kimley-Horn*

Arleen Taniwaki, *Arland Land Use Economics*

Phil Smith, *Bryce Space and Technologies*

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ACRONYMS

AIZ	Airport Influence Zone
ACRE	Aurora Campus for Renewable Energy
BID	Business Improvement District
BMP	Best Management Practices
CIP	Capital Improvements Program
CASP	Colorado Air & Spaceport
CDOT	Colorado Department of Transportation
DEN	Denver International Airport
EDC	Metro Denver Economic Development Corporaton
GID	General Improvement District
NEATS	Northeast Area Transportation Study
PUD	Planned Unit Development
PIF	Public Improvement Fee
RTD	Regional Transportation District
SCRL	Second Creek Regional Lift Station
SID	Special Improvement District
TIF	Tax Increment Financing
UPRR	Union Pacific Railroad
URA	Urban Renewal Authority



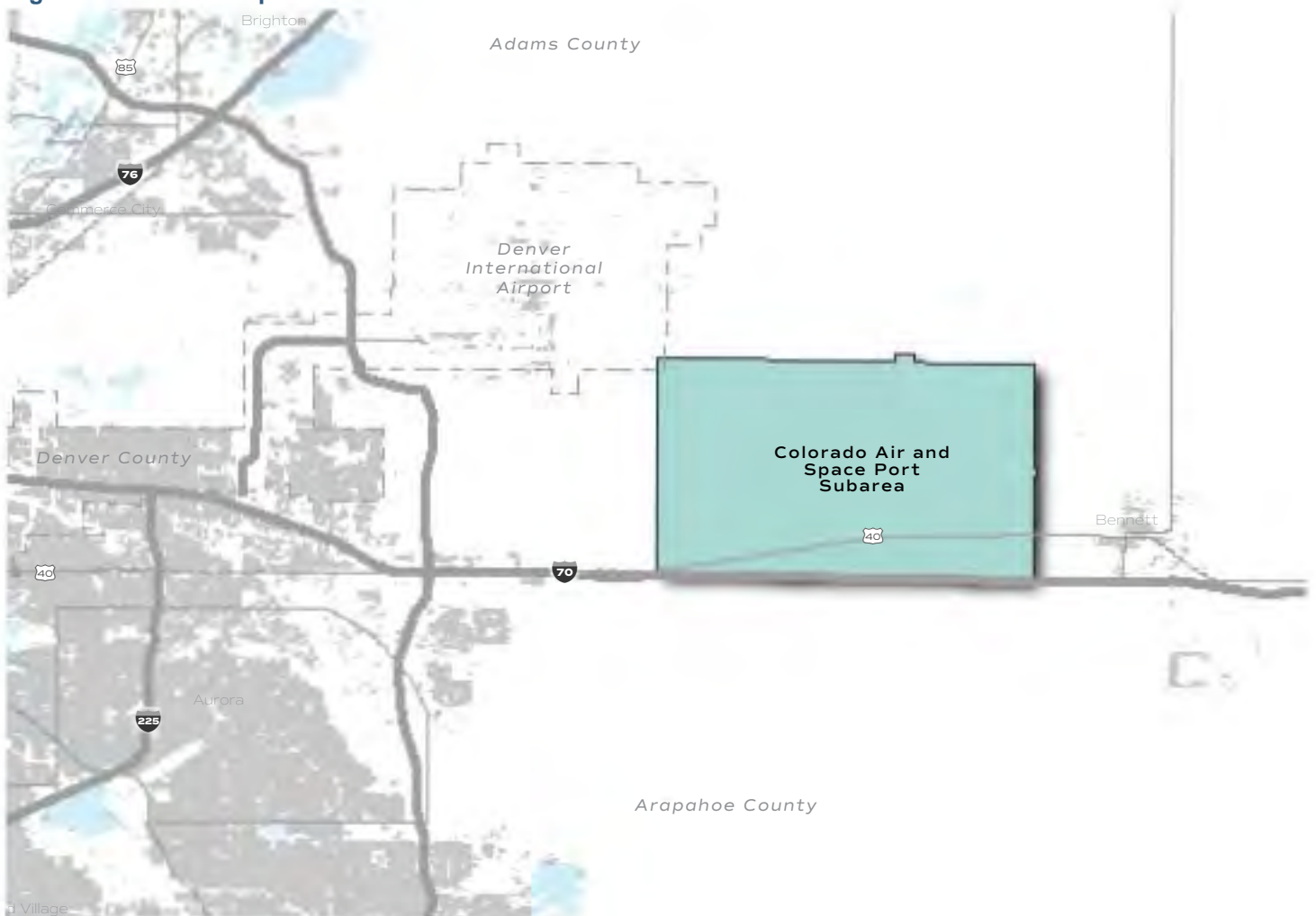
Chapter 1

Introduction

The Colorado Air and Space Port (CASP) is poised to serve as one of the nation's hubs for commercial space transportation, research, and development. Colorado and the Denver-Aurora metropolitan area has a robust aerospace industry, including 280 aerospace related companies and more than 500 suppliers providing space-related products and services. The CASP is located six miles from Denver International Airport (DEN) with regional connectivity provided by I-70 and is in proximity to the Union Pacific Railroad (UPRR) mainline. The CASP is surrounded by multiple jurisdictions, including unincorporated Adams County, the City of Aurora, the Town of Bennett, Arapahoe County, and the City and County of Denver. Each of these jurisdictions play a key role in development around the CASP and will be integral to the success of the airport-related mixed-use employment area surrounding DEN (also referred to as the aerotropolis region).

The CASP subarea, shown in **Figure 1-1**, is located 22 miles east of Downtown Denver in Adams County within the Denver-Aurora metropolitan area, which is expected to grow by more than one million in population by 2050. Development is increasing in the area, which is why it is important to envision near- and long-term goals for the planning area. I-70, just south of the subarea, connects the subarea to the Midwest region to the east, Denver's western suburbs, foothills communities, and beyond to the West. The UPRR mainline links the subarea to 23 states in the western two-thirds of the United States, along with connecting to Canada and Mexico's rail systems. Other municipalities and unincorporated areas within a 30-minute drive of the subarea include Aurora and Denver to the south; Brighton and Lockbuie to the north; Watkins, Bennett, Strasburg, and Byers to the east; and Commerce City, Lakewood, Arvada, Wheat Ridge, and Westminster (among others) to the West.

Figure 1-1 Context Map



Plan Area

The study area boundaries include I-70 to the south, Harback Road to the east, 72nd Avenue to the north, and Hudson Road to the west. The subarea is shown in **Figure 1-2**. The subarea planning area is approximately 48 square miles and spans multiple jurisdictions including unincorporated Adams County (21,079 acres), the City of Aurora (9,738 Acres), and the Town of Bennett (375 Acres). Landmarks within the subarea include the CASP, Colfax Avenue, Bear Creek, and Box Elder Creek.

Figure 1-2 Planning Area Map



Plan Purpose

This plan sets the vision and goals for future land use, transportation, and infrastructure decisions for the subarea and serves as a guide for public and private investment around the CASP. This plan builds upon other planning efforts and offers plan guidance for future land uses, infrastructure requirements, economic development strategies, and development policies and standards for the subarea. The plan identifies challenges and opportunities while providing appropriate policy guidance, given the area's unique location surrounding the aerotropolis around DEN.

The purpose of this plan is to provide a roadmap for future growth and development that capitalizes on the area's proximity to the CASP without creating any conflicts between future development and CASP operations, while also balancing the goals of existing residents and business owners. It is not too soon to meet this challenge and set a strategic vision for the subarea that will guide future development and change to the benefit of all existing and future residents, business owners, employees, property owners, and visitors.

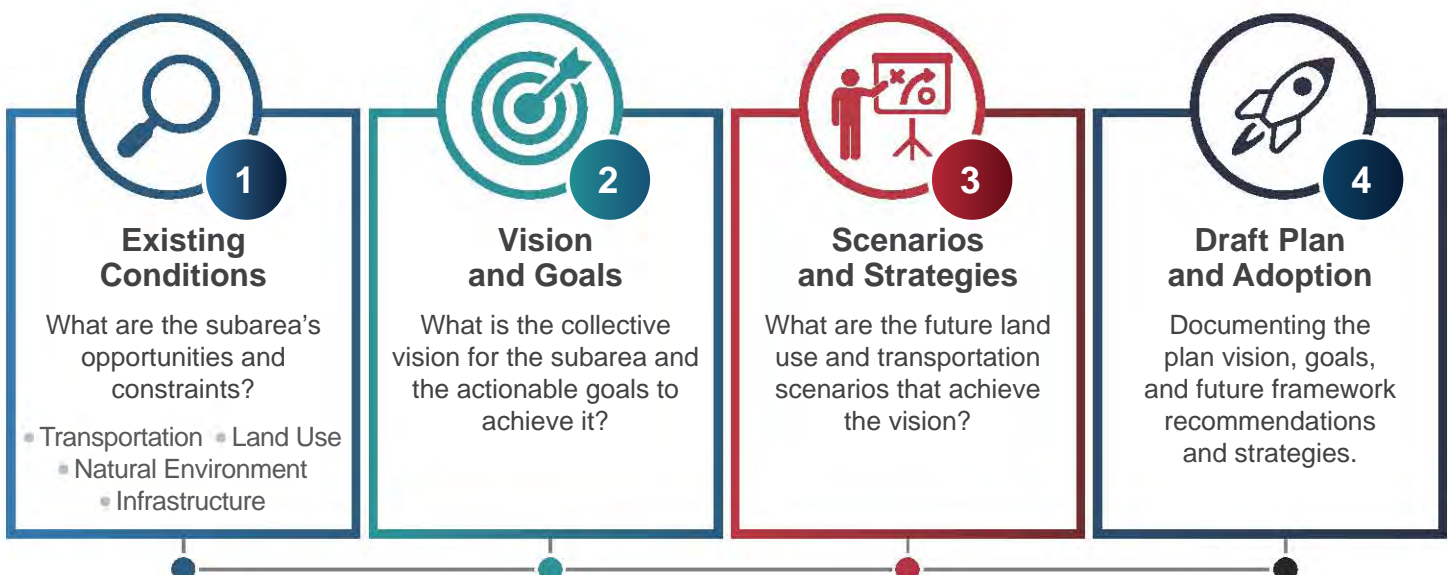
The Planning Process

The CASP Subarea Plan was developed following an extensive planning process. Occurring during the COVID-19 pandemic, the planning process used a multitude of online tools to relay the community's vision into a market-feasible plan that reflects the community's goals to help direct the growth within the subarea.

The CASP subarea planning process, shown in **Figure 1-3** below, started from the ground up, beginning with an existing conditions report (State of the Subarea) which provides a framework of opportunities and constraints that the subarea is currently facing. This report highlights the existing land use, planned development, transportation, mobility, and public utilities throughout the subarea, along with a better understanding of the CASP's standing among other spaceports throughout the country. The market analysis provides a summary of the regional employment analysis, planned development, area forecasts, and residential and commercial market potentials. The market analysis and case study analysis also covers case studies and compares regional employment characteristics of the Denver-Aurora metropolitan area to metropolitan areas around peer spaceport locations throughout the United States. The full State of the Subarea, market analysis, and competitive analysis can be found in the Appendix.

The planning team held three workshops, numerous smaller focus group meetings, and two online surveys to seek input from subarea stakeholders and the community at large to identify planning goals, challenges, and opportunities; review potential future scenarios; and review and comment on the preferred concept. At the workshops, participants evaluated existing conditions, answered questions, identified challenges and opportunities, and took part in a mapping exercise to provide feedback on future land use scenarios for the next 20 years. At the end of the planning process, an additional online workshop was held to review and comment on the draft plan text and policies.

Figure 1-3 Planning Process



Planning Context

Existing Plan and Studies

This plan represents the land use, urban form, transportation, and economic development vision for the CASP subarea. Adoption of this plan updates any comprehensive plan recommendations for the area. This plan incorporates or refines recommendations of previous plans and studies for the area. Any updates to the following plans should incorporate and refine recommendations for the subarea based on this plan:

- Adams County Comprehensive Plan
- Aurora Comprehensive Plan
- Town of Bennett Comprehensive Plan
- Northeast Area Transportation Study (NEATS)
- Adams County Open Space, Parks, and Trails Master Plan

Approved Development Plans

There are numerous approved development plans within the subarea, shown in **Figure 1-4**. This Subarea Plan does not change any of the existing entitlements or approvals of those development plans, but it can serve as an additional resource to help guide the build-out of approved development plans including:

- Northgate Technical Park
- Port Colorado
- Rocky Mountain Rail Park
- Aurora Campus for Renewable Energy (ACRE)
- Prospect Ridge

Other Ongoing Planning Efforts

Several ongoing studies and planning efforts overlap geographically with the subarea. The planning team coordinated with each of these efforts to ensure the most efficient use of resources and to maintain consistency among plan recommendations. The CASP Subarea Plan will coordinate with and inform the following plans:

- CASP Master Plan
- Adams County Comprehensive Plan Update
- Box Elder Basin Utility Planning

How To Use This Plan

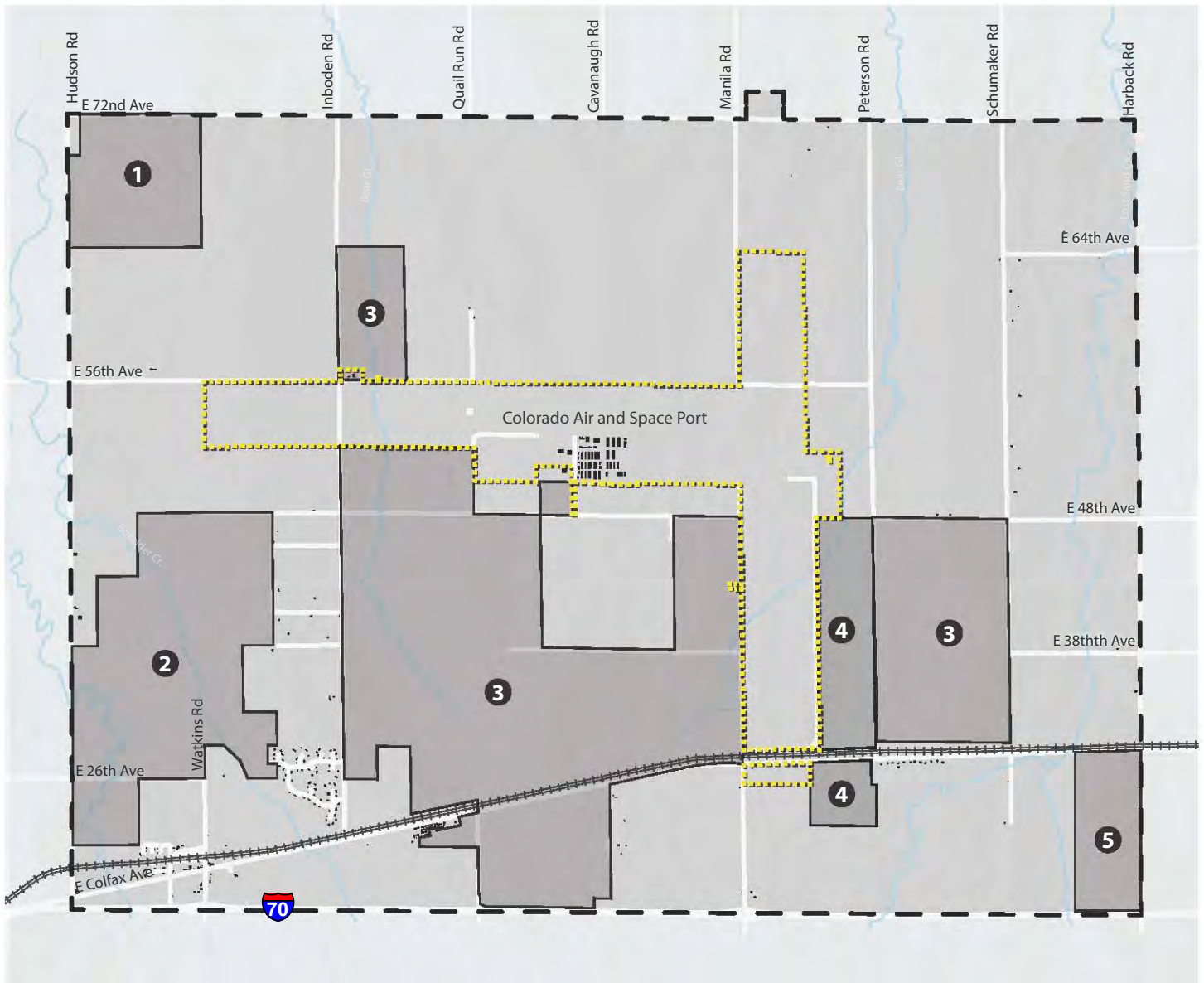
The CASP Subarea Plan outlines the vision, recommendations, and implementation strategies for evolution and enhancement of the planning area. It builds on the area's existing opportunities and regional connections, setting the course for dynamic future. This plan proposes an integrated land use and transportation framework, which is flexible, yet provides predictability and guidance to future development. When implemented, it will also prove to be transformational for the subarea. The plan sets forth a comprehensive and holistic approach, weaving together a nuanced set of strategies that will collectively elevate the subarea into an integrated, innovative, and resilient area.

Most importantly, it will take a concerted and collaborative alignment of resources for the area to attain its vision. Adams County, neighboring jurisdictions, the CASP, relevant local and state government agencies, non-profit stakeholders, residents, business and property owners, and other key parties must all be strong partners in moving the subarea forward. The plan provides a sound policy basis for a thriving subarea. The recommendations identified in the plan provide direction to guide day-to-day decision making related to land use, public investment, private development, and partnerships. The plan is intended to give the latitude needed to pursue unforeseen opportunities that will arise and to respond to new challenges over the coming years.

The plan is divided into the following sections in addition to this introduction:

- **Chapter Two: State of the Subarea** summarizes the key opportunities and constraints, along with an exploration of the subarea's market conditions
- **Chapter Three: Community Conversation** summarizes the community engagement process, outlining the different engagement strategies used during the planning process and the key themes of the community conversation
- **Chapter Four: Vision and Goals**, outlines the future of an integrated, innovative, and resilient subarea
- **Chapter Five: Future Land Use Plan** outlines the future of land use, transportation, infrastructure, the natural environment, and economic development for the subarea
- **Chapter Six: Recommendations** describes additional goals and strategies for the subarea, including mobility, open space, utilities, and economic development
- **Chapter Seven: Moving Forward** describes the types of implementation and priorities for the short- and long-term to ensure the success

Figure 1-4 Planned Developments



Planned Developments

- | | |
|----------------------------|----------------------------|
| 1 Northgate Technical Park | 4 Rocky Mountain Rail Park |
| 2 ACRE | 5 Prospect Ridge |
| 3 Transport Colorado | |



Chapter 2

State of the Subarea

This chapter summarizes the existing conditions throughout the subarea, which are defined by regional context, zoning, land use and planned developments, transportation and mobility, water and wastewater utilities, market analysis, and a peer spaceport competitive assessment. Each of these components has an important role in setting the foundation for the vision, goals, and future recommendations for the subarea. The complete State of the Subarea Report, Market Analysis, and Peer Spaceport Competitive Analysis can be found within the [Appendix A](#).

Key Takeaways



Regional Context

The CASP is located within multiple jurisdictions including Adams County, the City of Aurora, and the Town of Bennett. With its proximity to Downtown Denver, DEN, UPRR, and I-70, the subarea has begun to see increasing development pressure.

The key takeaways for the regional context of the subarea are:

- The subarea is well-positioned to take advantage of proximity to DEN, UPRR, and I-70 well-positions the subarea for increased commercial and residential growth over the next 20+ years
- Multiple jurisdictions within the subarea will need to work together to implement the Plan's vision and recommendations



Competitive Analysis

The competitive analysis provides an assessment of seven peer spaceports and how CASP's surrounding land uses and economic impact compares. The analysis characterizes the types of unique incentives that can be available to spaceports throughout the United States, including financing opportunities, training, and tax credits. It also characterizes the existing and planned capabilities of the peer spaceports including access to specific orbits, types of testing facilities, and local workforce expertise. This assessment suggests potential areas of differentiation for the Subarea Plan and will help Adams County effectively position itself within the emerging commercial spaceport marketplace. The full analysis can be found in [Appendix A](#).

The key takeaways from the competitive analysis of the subarea are:

- CASP's proximity to existing aerospace companies and its relative geographic accessibility can help the subarea stand apart from its peers and help accelerate economic and local development
- A challenge for CASP's ability to compete with its peers is congested airspace and the lack of a state-level space authority



Market Analysis

The market analysis explored regional employment trends, planned development, area forecasts, and development projections by market sector. The market analysis also covers case studies and compares regional employment characteristics of the Denver-Aurora metropolitan area to peer spaceport locations' metropolitan areas throughout the United States. The full market analysis can be found in [Appendix A](#).

The key takeaways for the market analysis of the subarea are:

- Future labor force considerations are important when considering spaceports and their surrounding supporting development. Access to an educated labor force is important for future employers that would potentially consider a spaceport-adjacent location.
- Overall, about 17,000 acres are designated for office, industrial, and other commercial uses but are yet to be developed in the market area. Port Colorado is a large planned industrial/rail-oriented business park in the subarea at more than 5,415 acres. Rocky Mountain Industrials is also a major land owner within the subarea with similar future land use plans.
- There is currently a 2,000-unit gap between existing supply and forecasted demand for residential units within the subarea.
- Given the long-term nature of development at CASP, interim uses such as solar farms, training and testing, oil and gas, and other uses should be considered.
- Future employment and residential growth would support the need for commercial/retail services within the subarea.

Subarea Plan



Zoning

The subarea includes a diverse range of zoning districts within the City of Aurora, Adams County, and Town of Bennett zoning codes. While there are a range of different zone districts, the largest portion of the subarea is zoned for agricultural, aviation, industrial, and Planned Unit Development (PUD).

The Airport Influence Zone (AIZ), referred to by Adams County as "Aviation District," protects future residential development from adverse noise and ensures a compatible land use within this district. The AIZ also protects the safe operations of the airport and ensures it is overseen by the appropriate city and county planning and development departments. The AIZ has been adopted by Adams County and Arapahoe County and includes two restriction areas with a series of guidelines for new development occurring within each area.

The key takeaways for zoning within the subarea are:

- Most of the subarea comprises agricultural zoning, which allows for low-density residential development
- Most of the land located between the CASP and I-70 comprises industrial- or aviation-zoned districts (AD, I-1, and I-2)
- The AIZ helps to regulate conflicts with new development and CASP operations, though may not do enough to limit all future concerns
- There are limited areas, primarily in the southern area of the subarea, with residential zoning
- The city of Aurora Airport Overlay includes the AIZ and noise contours, but does not recognize the restriction areas.



Land Use and Planned Developments

The existing land uses within the subarea primarily comprise agricultural, open space/natural features, and vacant land with small areas of residential, commercial, and aviation/energy along Colfax Avenue and Imboden Road. The residential land uses include the Prairie View neighborhood along Imboden Road, which consists of large-lot single-family dwellings, as well as the Galambs Mobile Home community along Colfax Avenue.

The commercial land uses include highway commercial and retail services such as gas stations, hotels, and auto-related businesses. These land uses are located along Colfax Avenue and Watkins Road to accommodate residents and travelers along the I-70 and Colfax Avenue corridors.

The existing land uses do not reflect the wide range of zoning districts within the subarea. However, multiple development plans are advancing and anticipated to implement their respective zoning districts. These approved developments include ACRE, Port Colorado, Rocky Mountain Rail Park, and Northgate.

The key takeaways for the land use and planned developments within the subarea are:

- The existing land uses do not reflect the wide range of zoning districts within the Subarea.
- Port Colorado is the largest landowner within the Subarea and is planning for a series of developments which includes rail-served industrial, mixed-use commercial, data centers, and air-related industries.
- The comprehensive plans within Adams County, Aurora, and Bennett will help guide the vision and goals of the Subarea.



Transportation and Mobility

The CASP subarea includes multiple transportation modes including vehicular and rail networks. The subarea has direct access to I-70, a major east-west interstate highway connecting CASP to Downtown Aurora and Denver and DEN. In addition to I-70 is the rail alignment of UPRR along the northern edge of Colfax Avenue (US 36). Colfax Avenue, Imboden Road, and 56th Avenue are currently the main roadways in the subarea. Both Colfax Avenue and 56th Avenue are designated principal arterials, while Imboden Road is designated as a rural arterial.

The existing rail network within the subarea consists of the UPRR, which runs parallel to the northern edge of Colfax Avenue (US 36). The UPRR alignment provides additional access opportunities for current and future development within the subarea. This alignment also affects the vehicular traffic and access along Colfax Avenue (US 36) and I-70.

There are proposed corridors from the Adams County Comprehensive Plan that connect 56th Avenue to the east, along with a connecting corridor from Imboden Road to Quail Run Road. There are bicycle facilities planned for both Colfax Avenue and Imboden Road in the future along with multimodal trails planned for Colfax Avenue and along Box Elder Creek and West Box Elder Creek.

The key takeaways for transportation and mobility within the subarea are:

- The existing transportation network includes a major east-west interstate highway and freight-rail alignment (UPRR) connecting CASP to Downtown Denver
- The subarea includes a network of paved and unpaved roadways which provide access within CASP and to the outer boundaries of the subarea
- The average daily traffic throughout the subarea is relatively low; however, these counts are projected to increase dramatically over the next 20 years

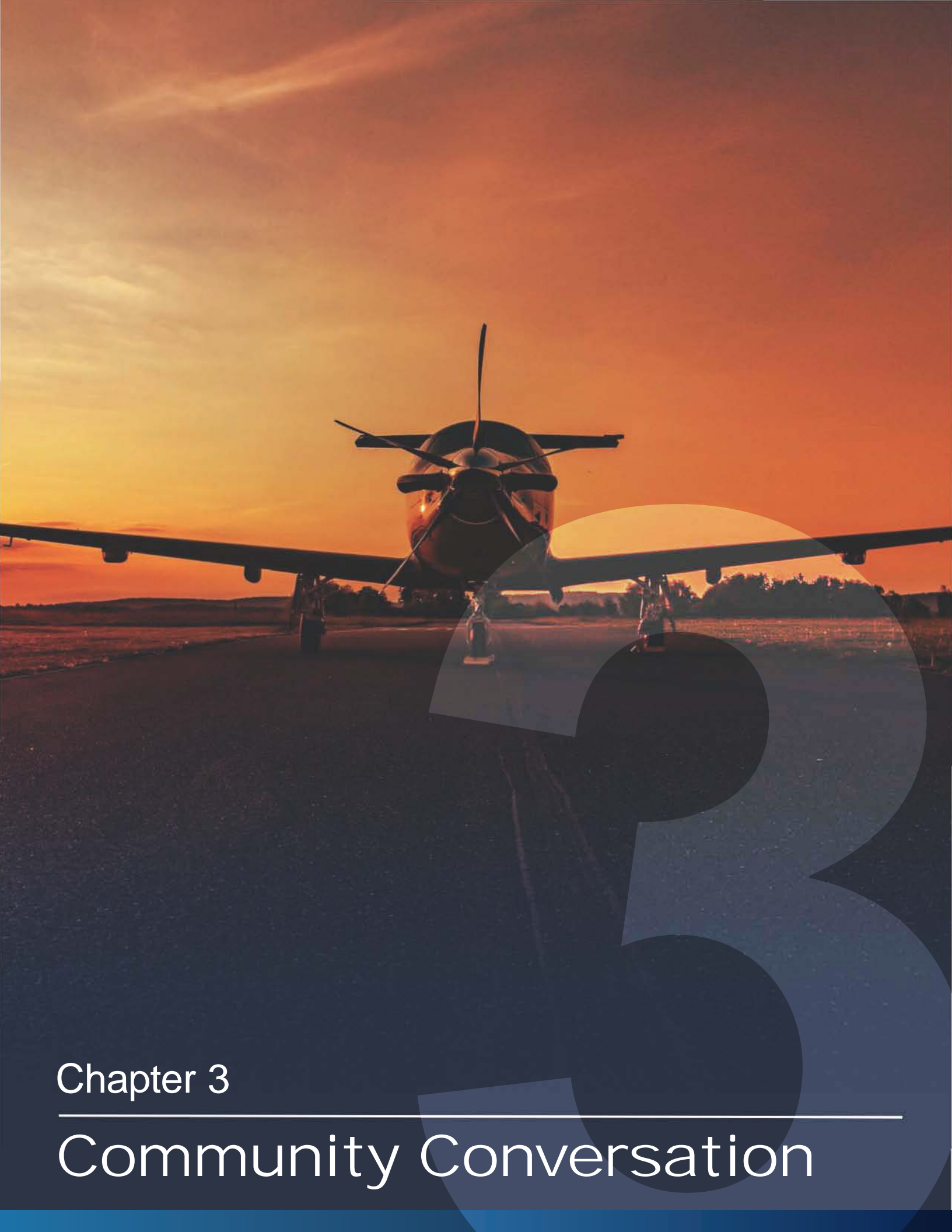


Water and Wastewater Utilities

Most of the utilities throughout the subarea are provided on-site. The 2018 City of Aurora Capital Improvements Program (CIP) included some of the subarea boundary. The Aurora CIP included wastewater projects, such as gravity sanitary sewer interceptors connecting to lift stations and forcemains, ultimately discharging to Second Creek Regional Lift Station (SCRLS). Coordination should be performed with the City of Aurora to understand the allotted capacity of regional wastewater infrastructure and timing of projects BE2 and BE3 to understand whether this infrastructure can support development within the subarea. The subarea is not currently served by any water utilities, but the City of Aurora is exploring options to connect the subarea with its existing water system.

The key takeaways for the water and wastewater utilities within the subarea are:

- New development within the subarea will be dependent on the future water distribution and wastewater systems.
- A multi-jurisdictional effort will be needed to provide adequate water and wastewater infrastructure throughout the subarea



Chapter 3

Community Conversation

The CASP Subarea Plan is focused around creating a community-driven vision for the future of the subarea. Working together with residents, property owners, and business owners within the planning area was critical to developing a vision driven by those who have ownership in reshaping the future of the area. Due to the COVID-19 pandemic, the planning team designed and implemented a completely online engagement strategy, shown in **Figure 3-1**, complete with online workshops, focus groups, digital surveys, and other strategies. The purpose of the online engagement was to solicit feedback from the community on what they believe are the greatest opportunities and challenges, as well as their vision for the subarea. The community also provided comments on the draft plan. Additionally, the plan steering committee provided critical feedback on the vision and recommendations of the plan, and helped guide the planning process. The project management team worked to take the ideas and concepts generated by the community and the Stakeholder Committee and turn them into an actionable yet visionary plan. The Adams County Planning Commission and Board of County Commissioners ultimately adopted and ratified the subarea plan.

Figure 3-1 Community Engagement Process



Steering Committee

The steering committee consisted of representatives from the CASP, adjacent developments, and departments from Adams County, Arapahoe County, City of Aurora, and the Town of Bennett. The Steering Committee helped craft the plan goals, provided invaluable information regarding issues and opportunities, and gave advice regarding the plan process. Steering Committee members were also critical for the success of the plan's community outreach by helping inform the process and spread the word about the plan. A total of five steering committee meetings were held over the course of the planning process.

Steering Committee Representatives

- CASP
- Adams County Economic Development
- City of Aurora Planning
- Aurora Water
- Town of Bennett, Planning and Economic Development
- Arapahoe County Long Range Planning
- DEN
- Rocky Mountain Industrials

Stakeholder Focus Groups

Stakeholder focus groups were held to work directly with residents, business owners, and landowners within the subarea. The Planning Team conducted a series of focus group meetings to help identify the strengths, weaknesses, opportunities, and threats within each focus area of the subarea. These focus areas included regional context, zoning, land use and planned development, future land use, and infrastructure.

Community Workshops



Online Workshop #1 – *State of the Subarea*

The first online workshop asked participants to review the draft state of the subarea report, which highlights the existing conditions of the subarea, including existing land use, transportation, and planning context, among other topics. The community was asked to provide their thoughts on the biggest opportunities and challenges of the subarea based on the key takeaways highlighted in the report, along with sharing some idea for the future vision for the subarea.



Online Workshop #2 – *Future Scenarios*

This workshop focused on collecting feedback on the proposed character areas of the subarea, two potential draft land use scenarios (shown in **Figure 3-3** and **Figure 3-4**), along with the corresponding transportation and utility plans for each scenario. Each of the draft scenarios reflect how the CASP subarea could develop in the future, one following a more status quo approach, while the other provides a more transformative approach to future development for the area. Additional analysis was presented on how each scenario will affect future traffic and utility demands throughout the subarea. This workshop gave the community an opportunity to share their voice on the future land use and transportation vision for the subarea, and provide feedback on what they liked and disliked about each scenario to help the planning team craft the preferred scenario for the subarea.

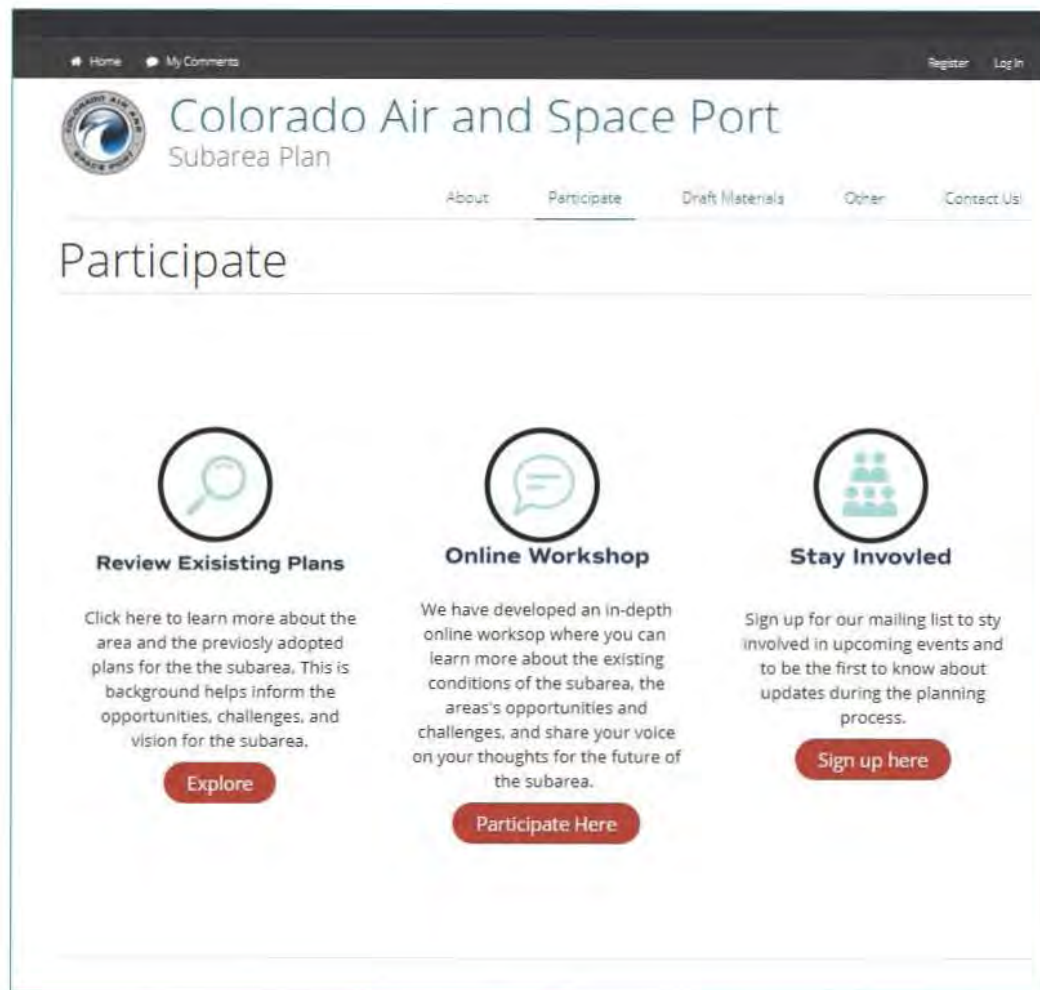
The planning team used the outcomes of this community workshop to develop the future land use and transportation framework on which the rest of the plan's recommendations are based off. The duration of this online workshop was extended to ensure that the entire community had the opportunity to share their thoughts on the future of the subarea.



Online Workshop #3 – *Draft Plan*

During the third and final online workshop, the draft plan was presented and summarized, highlighting the major recommendations, vision, and goals for the subarea. The community was invited to review the plan concepts and provide comments and suggestions to be incorporated into the final draft of the subarea plan.

Figure 3-2 Plan Website



Plan Website

The plan website, shown in **Figure 3-2** above, was frequently updated throughout the planning process with community workshop announcements, the materials presented at online workshops, and links to online surveys. It received over 500 visitors throughout the duration of the planning process. An email list was also used to advertise upcoming meetings and spread the word about the planning process.

Additional Engagement

Throughout the planning process, the planning team met with a number of stakeholders, boards, and commissions to introduce the planning process and solicit feedback on plan strategies and recommendations. Social media outreach was used to help spread the word about the planning effort. Additionally, the planning team facilitated focused conversations on specific topics such as economic development and water utilities with subject matter experts to better inform plan recommendations and strategies.

Plan Adoption

The planning team held a work session with the Adams County Board of County Commissioners during the planning process and then a formal adoption hearing. The plan has been adopted by Adams County as a supplement to the Adams County Comprehensive Plan. The plan provides guidance to both the City of Aurora and Town of Bennett and its adoption by those respective municipalities would help to ensure a cohesive vision for the planning area.

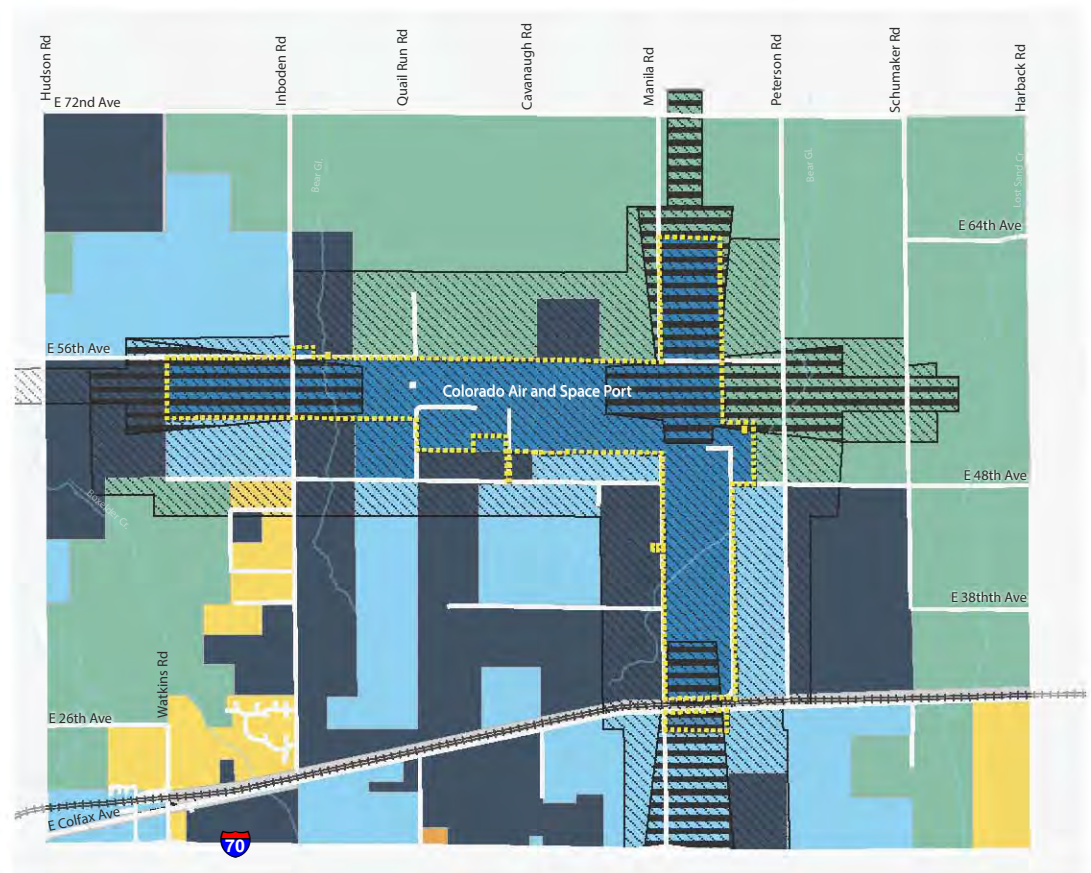
Scenario Planning

There are several ways the subarea could be planned to implement the vision and goals. During the 2nd community workshop, several conceptual land use scenarios were created to explore various future land use concepts. These were used to engage the Steering Committee, County staff, regional partners, and the general public to identify preferred elements to help define the desired future land use plan for the subarea. Future stakeholders can refer back to specific scenario designs to better understand the reasoning behind the final plan. The final Subarea Plan reflects a layering of the ideas generated during the scenario planning process.

Scenario 1: “Status Quo”

Scenario 1, shown in **Figure 3-3**, reflects the previously adopted plans and approved development plans for the subarea and translates them into a future land use plan using the subarea's character areas. This scenario reflects the future land use guidance in Imagine Adams County (2012), Aurora Places (2018), and the approved development plans including the industrial-focused Port Colorado and Rocky Mountain Rail developments and the renewable energy-focused ACRE. Residential areas in Scenario 1 are generally contained to areas that are already zoned for residential development or have been approved for residential development.

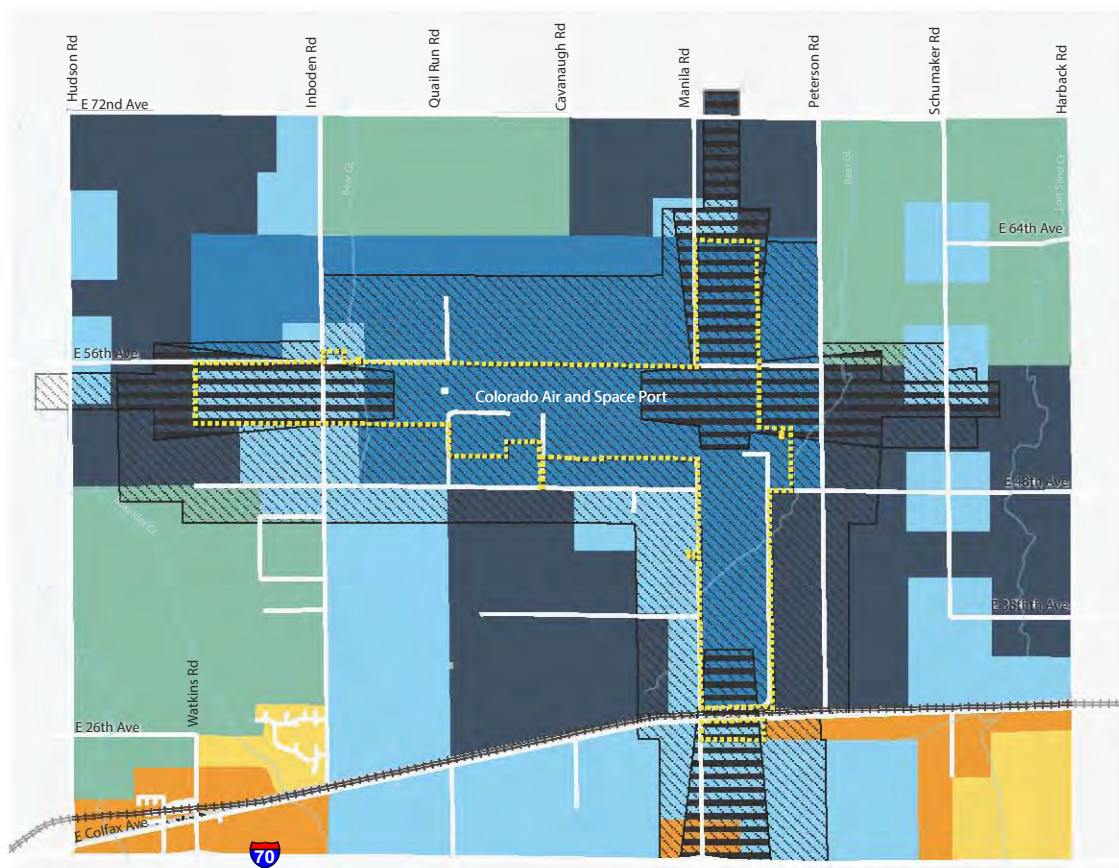
Figure 3-3 Scenario 1



Scenario 2: “Transformative”

Scenario 2, shown in **Figure 3-4**, takes a more ambitious approach to future land use and development within the subarea with a focus on employment. This scenario expands opportunities for aerospace and innovation-related uses beyond the property of CASP, as well as expanding opportunities for employment-related uses throughout the subarea. Mixed-use and commercial land uses are primarily located along corridors such as Colfax Avenue and nodes at primary existing and future intersections. Land reserved for agricultural-related uses are limited, but still exist in multiple areas throughout the subarea.

Figure 3-4 Scenario 2



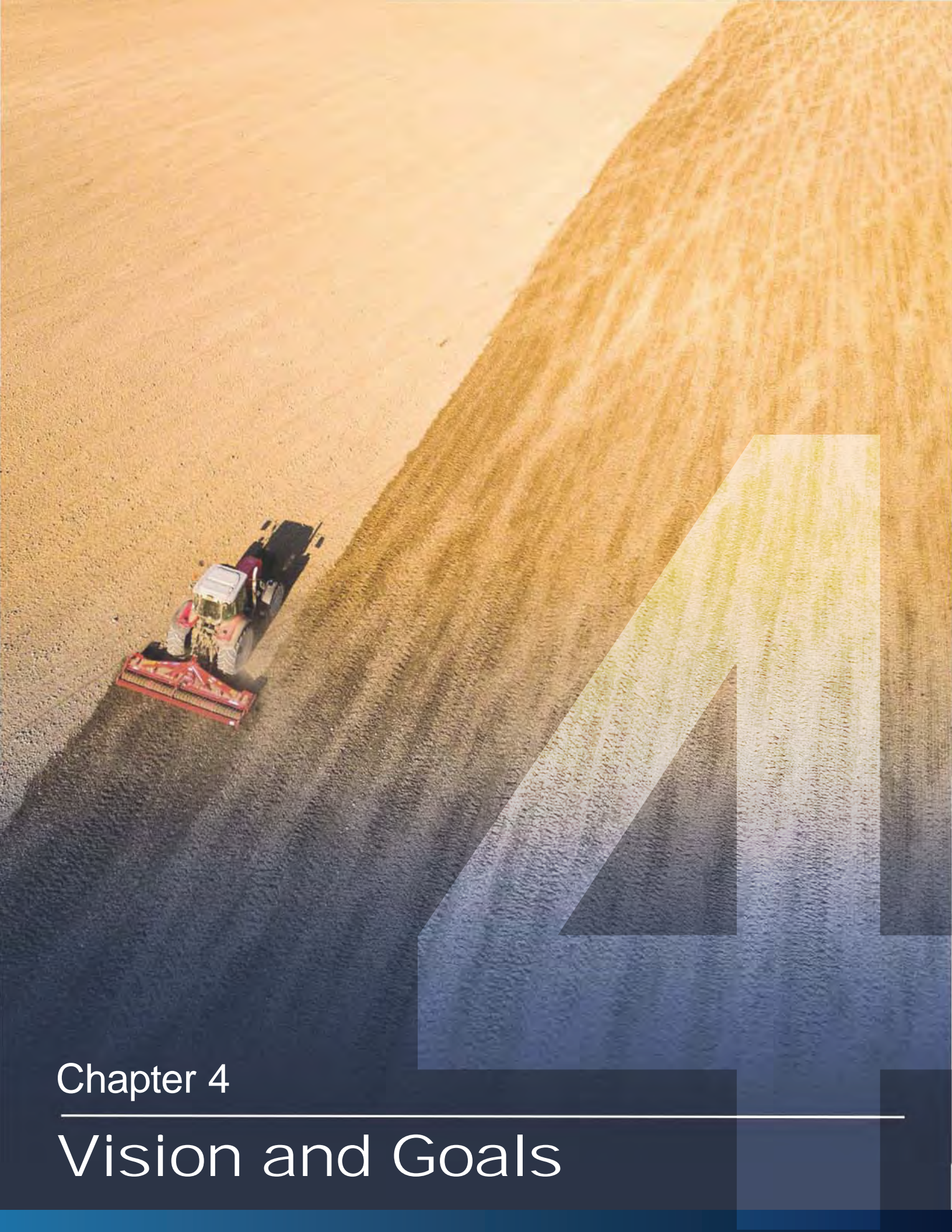
Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1



Chapter 4

Vision and Goals

The vision for the subarea reflects stakeholder input collected throughout the planning process, as well as previous plans and existing policies that helped shape the subarea and its surrounding context. Guided by this vision, the remainder of the CASP Subarea Plan articulates a range of forward-thinking yet implementable strategies and concepts for the future of the subarea.

The following page illustrates the key elements of the CASP Subarea Plan that will set the framework for the future of the subarea and help guide future development and investment in the area. These key elements include:

- **Vision Elements:** The three vision elements—innovative, integrated, and resilient—build upon the previously adopted plans for the subarea while setting a course for a dynamic, interconnected subarea. Together, these elements form a cohesive, long-term vision for the subarea.
- **Concept Plan:** The Concept Plan presents the broad, foundational components for development of a innovative, integrated, and resilient subarea. Natural and physical assets and land uses anchor communities. The specific arrangement of the elements, the links among them, and their character distinguish a community and make it truly unique and desirable.
- **Goals:** Each previously identified vision element has a corresponding array of goals that further define the subarea's ultimate physical, social, and economic environment. These goals better define the overall intentions and ambitions of the broader vision elements.
- **Strategies:** Strategies include the defined strategies Adams County, the surrounding municipalities, and the larger community should initiate over the next 20+ years to make the vision and goals a reality. These objectives must be measurable and tracked over time to gauge the plan's effectiveness. Objectives should be updated as the plan moves along the implementation timeline.

Subarea Plan

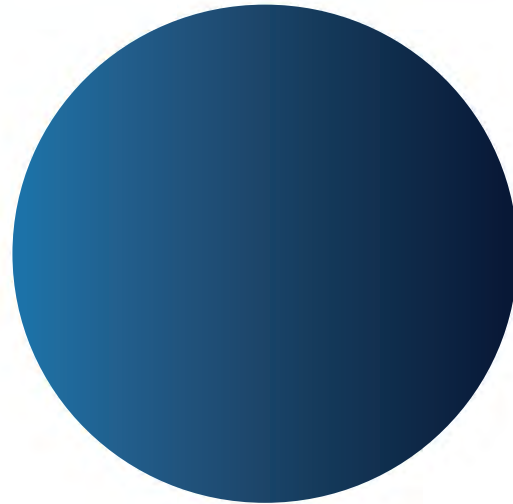
This “plan on a page” illustrates the key building blocks of the CASP Subarea Plan that will set the framework for the future of the area and help guide future development and investment in the area. These elements include:

Subarea Vision Elements

The three vision elements:

Innovative, **Integrated**, and **Resilient**, build upon the adopted plans for the area while setting a course for a dynamic, interconnected area. Each of the element work together to form a cohesive, long-term vision for the subarea.

AN INNOVATIVE SUBAREA



The subarea will feature a mix of complementary land uses, with a focus on innovation and employment, served by an innovative transportation and infrastructure network.

Subarea Goals

Each vision element has a corresponding array of goals, that further define the subarea’s ultimate physical, social, and economic environment. These goals better define the overall intentions and ambitions of the vision elements.



Land Use

- Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create distinctive new employment, commercial, and residential areas for the subarea while also limiting future conflicts between surrounding land uses and CASP
- Provide active nodes and corridors that allow for multimodal connectivity and promote walkability
- Plan for compatible land uses that protect the long-term operations and success of CASP

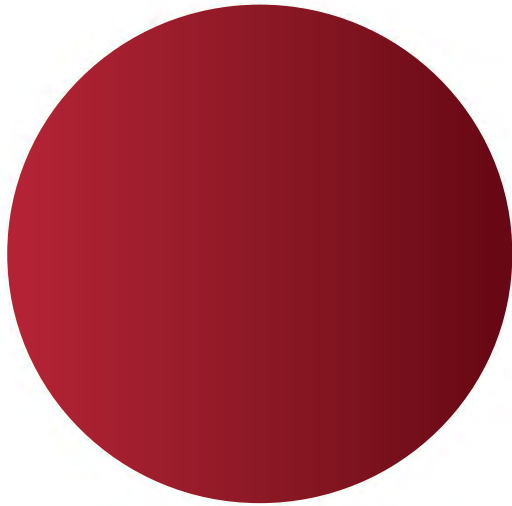


Mobility

- Create a more complete, connected, and multi-modal transportation network
- Protect existing and future neighborhoods from negative traffic impacts of future development
- Ensure that transportation investments contribute to the subarea’s economic development, sense of place, and sustainability
- Ensure the subarea is well connected to the larger metropolitan area

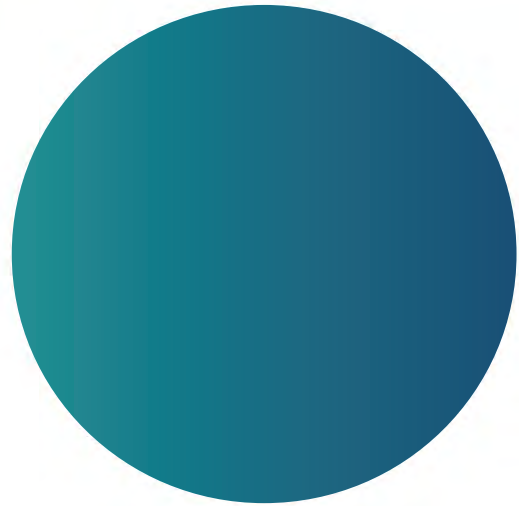
Figure 4-1 Subarea Vision Elements

AN INTEGRATED SUBAREA



The subarea will be highly integrated with its local surroundings and the larger metropolitan area. Additionally, the subarea will have a cohesive set of land uses served by a safe and efficient transportation network.

A RESILIENT SUBAREA



The subarea will be adaptable to changing market conditions and will strive to achieve high levels of environmental sustainability while preserving long-term space access.



Utilities

- Create a physical and financial strategy for future utility improvements that promotes coordinated development
- Provide safe, reliable, and economical utility infrastructure to residents and businesses within the subarea



Economic Development

- Establish the subarea as a nationwide hub for aerospace-related research, development, and employment, along with an economic driver for Adams County and the region
- Attract a mix of development types to provide essential services to surrounding communities
- Develop a plan to maximize the revenue potential to local jurisdictions
- Develop the subarea as a gateway to the Denver-Aurora metropolitan areas



Parks and Open Space

- Create a robust and functional parks and natural open space system that serves the needs of the subarea and the surrounding community, and that connects with and complements the larger Adams County parks and open space system
- Promote sustainable, water-wise, development strategies in the public and private sectors
- Recognize, protect, and enhance greenways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife

Subarea Concept Plan

The Subarea Concept Plan, shown in **Figure 4-2**, combines future character areas, regional transportation connections, trails, and open space. Six individual character areas were created to guide development and the urban form within the subarea. This allows the subarea to be planned at the neighborhood level and acknowledges that specific areas will develop with their own identity. Each character area in the Subarea Framework Plan has distinct urban design features, including primary and supporting land uses, development patterns, building forms, intensity, and supporting open space and transportation networks. It is intended that the County and its partner jurisdictions will revise their respective Comprehensive Plan Future Land Use Maps to implement this plan.

Several key features are planned to implement the vision and guide development within the subarea. The Subarea Framework Plan establishes guidance for future land use, streets, trails, and open spaces that help define the vision for the subarea and tie together the individual character areas. Some of these features may act as catalytic projects which will support development and investment within the subarea. Each character area is described in chapter 5. The plan elements in chapter 6 will further describe the projects and policies needed to implement the Subarea Framework Plan.

Concept Plan Elements

- **Character Areas (Chapter 5)** are designated areas within the subarea that are planned to have common characteristics in terms of land use, urban design, and overall character of development
- **Open Space Areas (Chapter 6)** are natural corridors and other recreational areas
- **Mobility Corridors (Chapter 6)** are key multimodal regional connections that serve as the backbone of the subarea's transportation network

Figure 4-2 Concept Plan



Character Areas

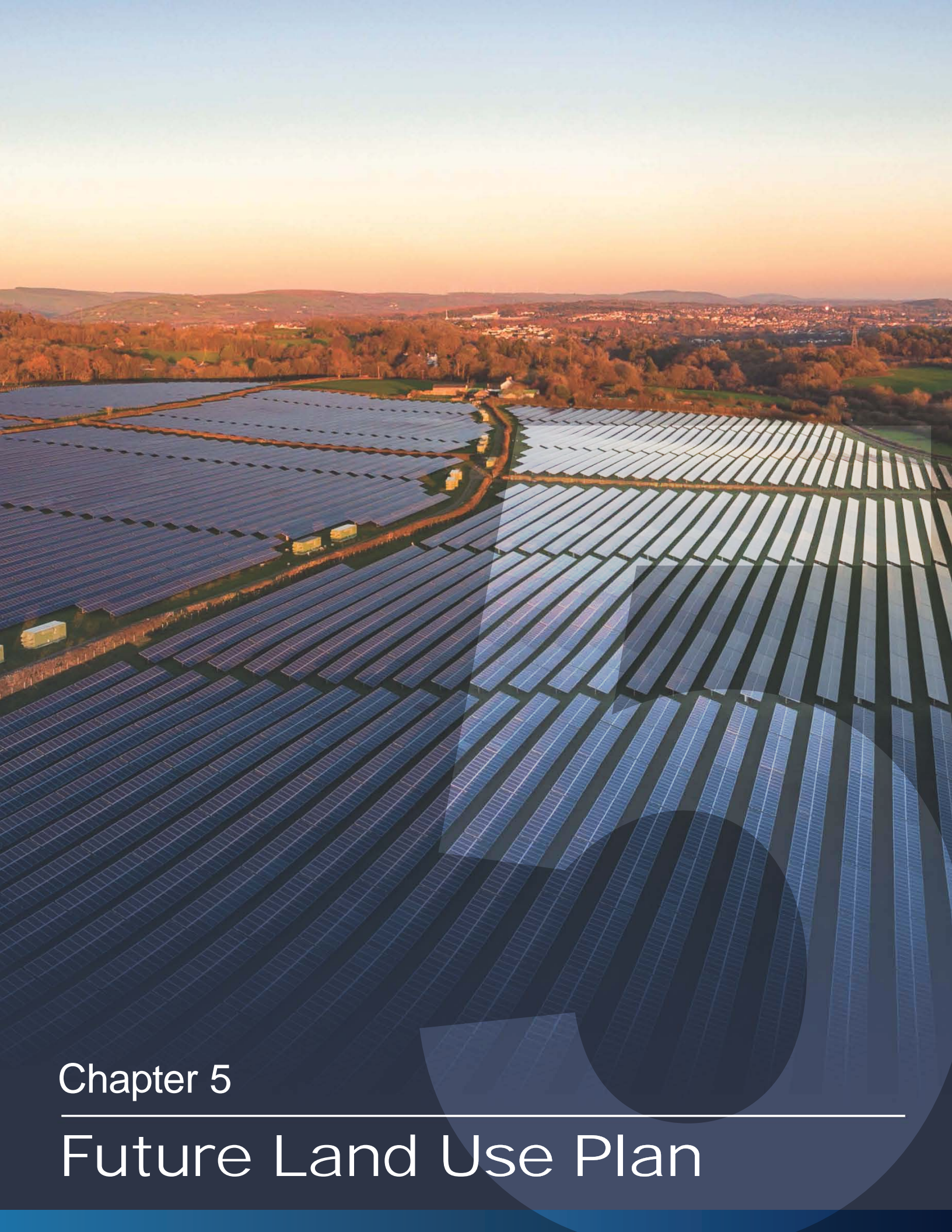
- | | |
|------------------------------------------|--------------------------|
| Industry Hub | Mixed-Use Industrial |
| Aerospace and Innovation | Community Hub |
| Green Energy and Sustainable Agriculture | Neighborhood Residential |

Mobility Corridors

- Primary Corridor
- Secondary Corridor

Open Space Areas

- Focus Areas for Future Open Space

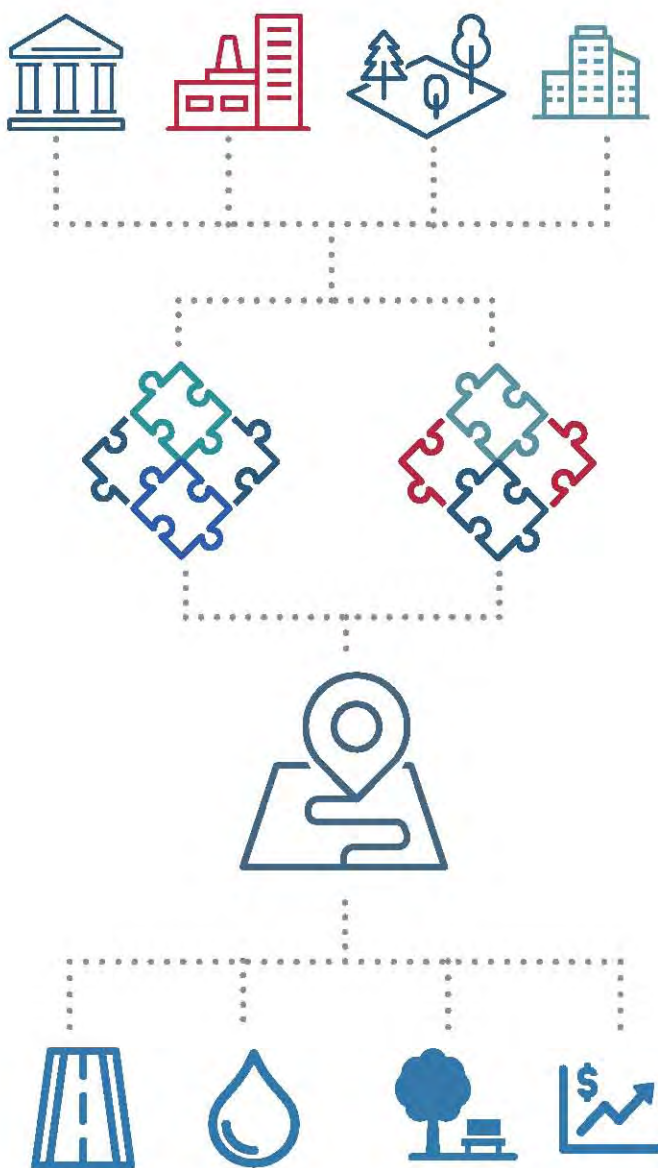


Chapter 5

Future Land Use Plan

The focus of the planning process, shown in **Figure 5-1** below, was working with the community and stakeholders to create a future land use plan for the subarea. The Future Land Use Plan is a combination of the subarea's future land use, urban design, and transportation recommendations. The starting point for the Future Land Use plan is the previously adopted plans for the subarea. From there, a collection of character areas were developed to help further define the future land use and development character of the subarea. Following the development of the character areas, future land use and transportation scenarios were created for community input and discussion. Based on the results of community outreach, a preferred land use scenario was developed. This chapter describes the land use scenarios, characters areas, and transportation recommendations for the subarea.

Figure 5-1 Framework Planning Process



Character Areas

Land use and community design throughout the subarea is not a one-size-fits-all approach, but rather is made up of a number of different place types with their own unique land use mix, mobility priorities, and community amenities.

Scenario Planning

There are multiple options for the future land use and development of the subarea that achieve the plan's vision. Through community conversations, scenarios were developed, and opportunities and challenges with each led to the development of a preferred alternative.

Future Land Use Plan

The combination of the character areas and their preferred locations creates the Future Land Use Plan for development of the subarea and creates the basis on which all of the other subarea plan recommendations are based.

Recommendations

This chapter details the goals and strategies for mobility, open space, infrastructure, and economic development.

Subarea Land Use Scenarios

There are several ways the subarea could be planned and developed to implement the vision and goals. During the planning process, several conceptual land use scenarios were created to explore various spatial arrangements within the subarea. These were used to engage the Steering Committee, County staff, regional partners, and the general public to identify preferred elements to help define the desired future land use plan for the subarea. Future plan readers can also refer back to specific scenario designs to better understand the reasoning behind the inclusion of specific design elements in the final plan. The final Subarea Plan reflects a layering of the ideas generated during the development of the land use scenarios.

Character Areas

Each scenario includes the same menu of character areas in a different spatial arrangement. These character areas were created with the understanding that there is not a one-size-fits-all approach to achieving the vision throughout the entire subarea. The character areas describe various scales, types of development, and supporting infrastructure that define the subarea. The selection of subarea character areas and the vision for their development include:



Industry Hub. These areas are primarily dedicated to a mix of commercial and industrial uses and can be a significant employment center. They are primarily focused on manufacturing, warehousing, and logistics. Industry hubs play an important role in the employment base and economy.



Green Energy and Sustainable Agriculture.

These areas focus on providing space for solar farms, other forms of renewable energy, higher intensity agricultural uses (such as vertical farms, greenhouses, and hydroponics), along with traditional agriculture. These

areas also provide space supporting office, research, development, and limited residential uses.



Aerospace and Innovation.

This area focuses on employment as well as connecting the aerospace industries within CASP to supporting businesses. Light industrial, business parks, and technical training facilities make up the fabric of the aerospace and innovation character area,

fostering aerospace-related research and manufacturing employment opportunities.



Community Hub. These areas are centers of activity supporting the surrounding neighborhoods and employment with retail, daily services, entertainment, and civic uses. They primarily comprise commercial and retail services, mixed-use residential, and parks and open spaces.

The community hub character areas will provide housing, recreation, and civic uses to support the employment centers within the subarea.



Mixed-Use Industrial. These areas focus on low-intensity flex, light industrial, office, and supporting retail land uses. They provide an essential transition between the higher-intensity industry hub and aerospace and innovation character areas and the surrounding less intense

character areas. Flexible in nature, mixed-use industrial areas provide a wide range of uses for future development.



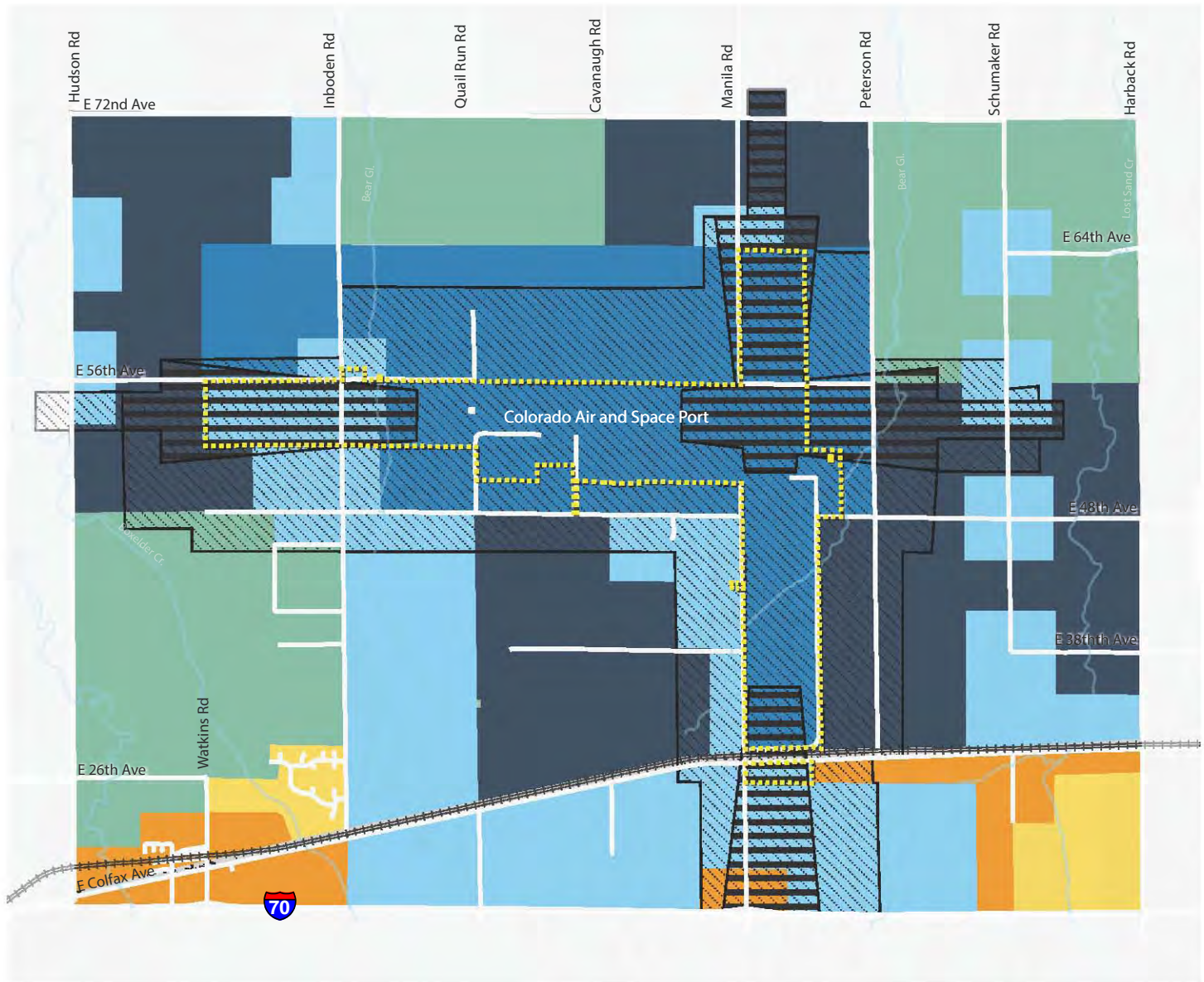
Neighborhood Residential.

These areas mostly comprise single-family residential with supporting neighborhood retail, office, and civic uses such as grocery stores, medical offices, restaurants, and community centers. They are easily accessible to parks and open spaces, schools, public services, and the neighboring character areas.

Preferred Alternative

The Steering Committee, County staff, regional partners, and general public reviewed and provided feedback on the potential scenarios based on the vision for the subarea outlined earlier in the planning process. There was consistent feedback from the stakeholders in favor of the transformative concept with some refinements based on potential future conflicts both between land uses and regarding future CASP operations. Refinements were also made to better align the future land use plan with existing zoning and entitlements in some areas. The future land use plan is shown in **Figure 5-2** below.

Figure 5-2 Preferred Alternative



Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1

Industry Hub

Industry hub character areas are located primarily in the northwest corner, central area, and east-central locations of the subarea, as shown in **Figure 5-7**. The intent of these character areas is to provide opportunities for higher intensity employment in areas that do not conflict with surrounding existing or future residential areas. Industry hub character areas allow the most intense industrial development within the subarea. They can also provide the density and variety of employment opportunities, along with corresponding municipal tax revenue, to support the vision for the subarea as a hub for employment and innovation within the region. These character areas are located along existing and planned regional transportation corridors, including both roadway and heavy rail connections. Manufacturing and industry are the primary uses within this character area, though they also contain supporting office and, to a lesser extent, retail uses. This is illustrated in the representative site plan in **Figure 5-6**. Parks and open space are also included in these character areas. However, these areas are geared towards connecting regional greenways and providing wildlife areas rather than towards creating active public spaces. Industry hub character areas have the potential to generate high volumes of traffic from both employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting the quieter surrounding character areas or traffic on local streets serving residential areas. Uses permitted only in industry hub character areas include manufacturing plants, factories, large open-air operations, and heavy equipment storage.

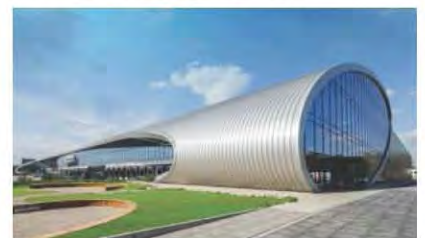
Figure 5-3 Industry Hub Site Plan



Industry Hub Key Components

- A connected street grid and roadway design with a width and layout sufficient to accommodate safe and efficient circulation and access of a high volume of large truck traffic should be encouraged
- Individual development should be planned to accommodate large storage buildings with large paved areas required to facilitate the on-site maneuvering and loading of tractor trailers
- While landscaping requirements in these character areas should not be as high as others, sustainable best practices should be encouraged to mitigate negative environmental impacts of new development (such as native landscaping, water-efficient streetscapes, and medians and low-impact development best management practices [BMPs])
- Industry Hub character areas are encouraged to be located near major roadways and commercial rail lines to provide fast and convenient freight access to avoid mixing industrial traffic with quieter character areas
- Buildings should be clustered together to support the synergy between compatible land uses
- The use of high-quality and durable architecture and landscape should be encouraged to help improve the aesthetic quality of these character areas and help them maintain their desirability over time

Figure 5-4 Industry Hub Site Map



Land Use Focus

Primary Land Uses:

- Heavy Industrial
- Light Industrial

Supporting Land Uses:

- Office
- Commercial Retail
- Urban Agriculture
- Renewable Energy Production
- Retail

Scale and Urban Form

Height: One to three stories

Building Orientation: Large-footprint industrial buildings set back from the street, with smaller retail and office buildings fronting the street

Connectivity and Streetscape:

Average sidewalks with street trees and roadways scaled to handle industrial- and manufacturing-oriented traffic

Aerospace and Innovation

Aerospace and innovation character areas are primarily located within the CASP property and the immediately surrounding areas, within the central area of the subarea. This is shown in **Figure 5-9**. The intent of these areas is to capitalize on the subarea's relationship to CASP and promote a mix of uses to support the future growth in operations of facilities, including aerospace-related manufacturing, research and development, office, supporting retail, and limited CASP-related hospitality. These areas allow heavy industrial development. However, more of the focus is in light industrial and office opportunities, as illustrated in the representative site plan in **Figure 5-8**. These character areas are primarily located directly adjacent to CASP to capitalize on any co-location benefits. Parks and open spaces in these areas should be primarily focused on providing recreational opportunities for surrounding employees and providing environmental quality benefits. These character areas have the potential to generate medium to high volumes of traffic from both employees and associated service traffic. Adjoining roadways should accommodate traffic without negatively impacting the quieter surrounding character areas or traffic on local streets serving residential areas. A majority of these character areas fall within the CASP Restriction Area 2, which limits the form and use of new development. Outdoor storage, parking, and other less intensive uses are appropriate for the restriction areas.

Figure 5-5 Aerospace and Innovation Site Plan



Aerospace and Innovation Key Components

- A connected street grid and roadway design of a width and layout sufficient to accommodate the safe and efficient circulation and access of a medium to high volume of large-truck traffic should be encouraged
- Individual development should be planned to accommodate aerospace-related manufacturing and large paved areas required to facilitate the on-site maneuvering and loading of tractor trailers and aerospace-related materials
- While landscaping requirements in these character areas should not be as high as others, sustainable best practices should be encouraged to mitigate negative environmental impacts of new development (such as native landscaping, water efficient streetscapes and medians and low-impact development BMPs)
- These character areas are located directly adjacent to CASP to provide superior access to aerospace-related services provided by their facility
- Due to the proximity of these areas to CASP, additional noise and safety regulations may be placed on new development
- This area is appropriate for the expansion of the CASP property boundary

Figure 5-6 Aerospace and Innovation Site Map



Land Use Focus

Primary Land Uses:

- Aerospace-related manufacturing
- Aerospace-related research and development
- Office
- Light industrial

Supporting Land Uses:

- Heavy Industrial
- Commercial Retail
- Commercial Services
- Hospitality
- Renewable Energy Production

Scale and Urban Form

Height: One to four stories

Building Orientation: Medium- to large-format industrial and manufacturing buildings set back from the street, with smaller retail and office building front the street

Connectivity and Streetscape:

Detached sidewalks with street trees with a street grid sufficient to accommodate shipping and goods movement

Mixed-Use Industrial

Mixed-use industrial character areas are primarily located along major existing and future corridors, such as Schumaker Road and 56th Avenue, along with the southern part of the subarea, south of Colfax Avenue. This is shown in **Figure 5-11**. The intent of these character areas is to provide flexibility for a range of employment-focused uses, but in a more dense and walkable format than other employment-focused character areas. Mixed-use industrial character areas also provide a more suitable buffer to less intense character areas than the other industrial-focused character areas. These character areas primarily allow light industrial-, light manufacturing-, and logistics and warehousing-related uses with a greater emphasis on supporting commercial office, commercial services, and retail and restaurant uses. This is illustrated in the representative site plan in **Figure 5-10**. These character areas encourage a more urban building form to enhance the aesthetics and overall livability throughout the major corridors and nodes within the subarea. Parks and open spaces within these areas should focus on providing amenities for surrounding land uses and enhancing the environmental quality of the surrounding area. These areas have the potential to generate a significant amount of traffic from both employees and associated truck traffic. Adjoining roadways should accommodate employment and industrial-focused traffic without negatively impacting the quieter surrounding areas or traffic on local streets serving residential areas. Roadways should also provide an appropriate level of amenities for pedestrian and bicycle circulation. These character areas should also be accessed by future transit operations, and therefore should have pedestrian infrastructure in place to support first and last mile connectivity.

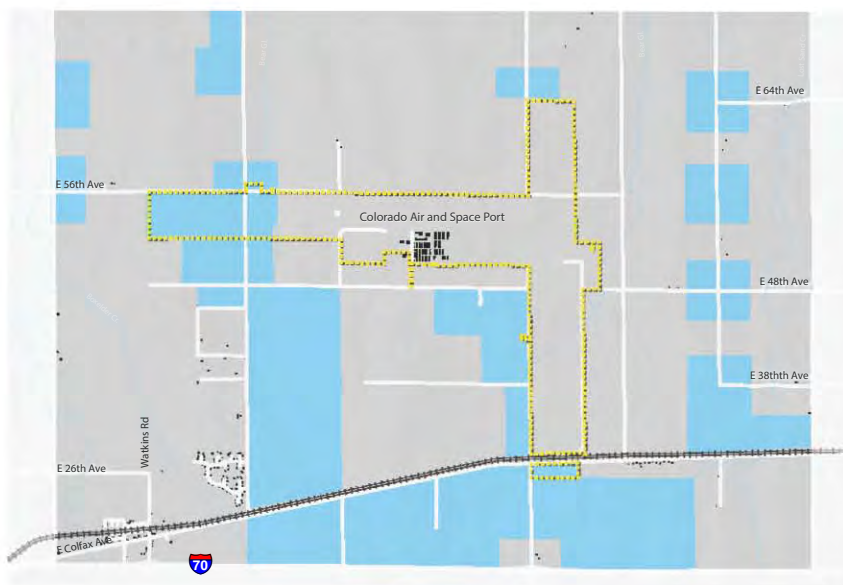
Figure 5-7 Mixed-Use Industrial Site Plan



Mixed-Use Industrial Key Components

- These character areas should encourage a pedestrian-oriented street pattern with buildings built up to the street and an active street level
- These character areas should provide a transition between mixed-use areas and heavier intensity employment areas, like industry hub and aerospace and innovation character areas
- Mixed-use industrial character areas should accommodate a variety of employment-focused land uses, including light industrial, commercial, and civic uses
- These character areas should support retail, office, and commercial services land uses
- A higher level of multimodal infrastructure should be provided, including separated sidewalks, transit stops, and bicycle infrastructure
- Encourage water-wise and native landscaping where appropriate and the incorporation of low impact development strategies.

Figure 5-8 Mixed-Use Industrial Site Map



Land Use Focus

Primary Land Uses:

- Light Industrial
- Logistics
- Warehousing
- Office

Supporting Land Uses:

- Commercial Retail
- Commercial Services
- Hospitality

Scale and Urban Form

Height: One to four stories

Building Orientation: Medium industrial and logistics buildings set back from the street, while smaller commercial office and retail buildings front the street

Connectivity and Streetscape:

Wide sidewalks with street trees, on- or off-street bicycle infrastructure, and on-street parking with a street grid sufficient to accommodate shipping and goods movement

Green Energy and Sustainable Agriculture

Green energy and sustainable agriculture character areas are primarily located in the southwest, north central, and northeast portions of the subarea, as shown in **Figure 5-13**. Much of the subarea's land use today is undeveloped agricultural land. There has been a desire from the community members to preserve a portion of this productive land moving forward. As the Denver-Aurora metro area politan area continues to grow and the development pressure continues to increase, the need to preserve agricultural land will also increase. However, its proximity and connection to the Denver-Aurora metro area politan area may demand a higher intensity form of agricultural production. Additionally, renewable energy production (such as solar farms) and associated research and development have seen increased demand throughout the Denver-Aurora metro area politan area. These land uses, along with agriculture, are complementary to the higher-intensity employment-focused land uses within the subarea. The green energy and sustainable agriculture character area is illustrated in the representative site plan in **Figure 5-12**.

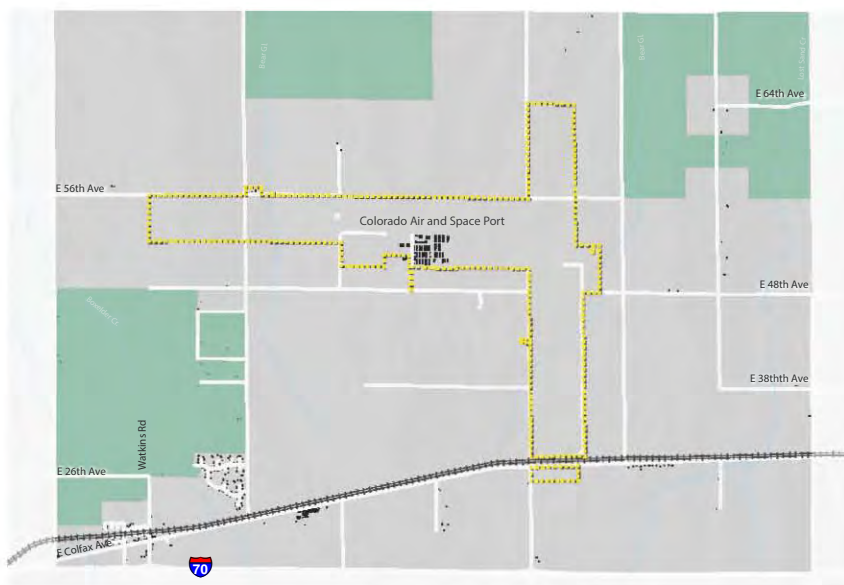
Figure 5-9 Green Energy and Sustainable Agriculture Site Plan



Green Energy and Sustainable Agriculture Key Components

- Widely-spaced roads should be suited for agricultural and rural levels of traffic movement
- Buildings are low in density and residential development and processing facilities should be considered “accessory” to the use of the land itself
- There is limited connectivity between lots and developments
- Publicly accessible open spaces should focus on regional trails along with wildlife and natural areas, and larger regional parks incorporating water-wise landscaping where appropriate
- Supporting agriculture support services should be located along major roadways and intersections
- Encourage low water use crops with a focus on produce for local sale to help reduce carbon footprint of agricultural uses.

Figure 5-10 Green Energy and Sustainable Agriculture Site Map



Land Use Focus

Primary Land Uses:

- Agricultural Businesses and Farming Operations
- Agricultural Support Businesses and Services
- Renewable Energy Production

Supporting Land Uses:

- Supporting Light Industrial/Office
- Agriculture-Related Large-Lot Residential
- Agri-tourism

Scale and Urban Form

Height: One to two stories

Building Orientation: Low-density buildings are primarily oriented towards the roadways

Connectivity and Streetscape:

Sidewalks along major roadways with multimodal infrastructure connecting land uses with a street grid sufficient to accommodate shipping and goods movement

Community Hub

The community hub character areas are categorized by both local and regional serving concentrations of retail, office, and service uses that are typically located at higher traffic intersections along corridors, as shown in **Figure 5-15**. These areas provide goods and services to the surrounding residential- and employment-focused character areas, along with the larger Denver-Aurora metro area politan area. These areas contain shopping centers, office space, civic uses, and higher density multi-family and single-family residential, as illustrated in the representative site plan in **Figure 5-14**. These mixed-use destinations should be well connected to the surrounding character areas for easy and safe access and connections. Community parks, trails, plazas, and community greens should be a core component of development within these character areas.

Figure 5-11 Community Hub Site Plan



Community Hub Key Components

- A vertical and horizontal mix of uses should create an active and diverse experience
- A wide array of community-serving retail uses like grocery stores, pharmacy, personal services, and restaurants should be encouraged
- Development should be oriented towards parks and open spaces to create active and vibrant spaces with programmed common spaces surrounded by active uses and buildings to attract or retain customers while conveying a sense of community
- Community hub character areas should be located at the intersection of two arterial streets to be more accessible to the neighborhoods they serve, particularly by public transit
- A range of housing types should be encouraged, including multi-family for rent and for sale, single-family attached, and single-family detached
- Commercial Hub character areas should be connected to surrounding neighborhoods with safe and convenient pedestrian and bicycle connections,
- Encourage low water use landscaping and direct rainwater onto green spaces

Figure 5-12 Community Hub Site Map



Land Use Focus

Primary Land Uses:

- Commercial Retail
- Commercial Office
- Multi-Family Residential

Supporting Land Uses:

- Hospitality
- Civic
- Townhome/Single-Family Residential
- Parks and Open Spaces

Scale and Urban Form

Height: One to four stories

Building Orientation: Buildings oriented to the street and public spaces with high level of pedestrian-oriented design features

Connectivity and Streetscape:

Tree-lined streets with wide detached sidewalks, on-street bicycle infrastructure, and high-quality transit stops, along with dense street work with small urban-scaled blocks

Neighborhood Residential

Neighborhood residential character areas comprise mostly single-family residential with supporting neighborhood-serving retail, smaller office, and civic land uses, as illustrated in the representative site plan in **Figure 5-16**. These character areas provide housing opportunities to support the employment focus of the subarea. These character areas are fairly limited in scale and primarily located in the southeast and southwest corners of the subarea due to the potential for conflicts with residential land uses as well as the operations of CASP and DEN. This is shown in **Figure 5-17**. These character areas should be well connected to neighboring employment-focused character areas, along with providing exceptional access to parks and open spaces. Supporting commercial uses should be located along main or perimeter streets rather than within primary residential areas.

Figure 5-13 Neighborhood Residential Site Plan



Neighborhood Residential Key Components

- A mix of residential types should provide a choice of housing options including attached single-family, small-lot detached single-family, and large-lot single-family residential
- Neighborhood supporting retail, services, and civic uses should be placed along higher-volume streets and at key intersections
- Active parks and open spaces, along with trails, should be incorporated into new residential development
- A connected street and block pattern should be encouraged that balances all traffic modes, is well-connected to surrounding character areas, and encourages pedestrian and bicycle connectivity
- Low-impact development and water quality practices should be incorporated and use appropriate systems to direct rainwater onto green spaces

Figure 5-14 Neighborhood Residential Site Map



Land Use Focus

Primary Land Uses:

- Single-Family Detached Residential
- Single-Family Attached Residential
- Parks and Open Space

Supporting Land Uses:

- Neighborhood-Scaled Commercial Retail
- Neighborhood-Scaled Commercial Services
- Civic/Institutional

Scale and Urban Form

Height: One to three stories

Building Orientation: Residential buildings in a wide range of layouts ranging from compact, small-lot building forms, to larger, estate-style lots with retail services and civic buildings located at intersections and nodes

Connectivity and Streetscape: Tree-lined streets with detached sidewalks, with wider sidewalks in commercial areas, limited cul-de-sacs and dead ends, and on-street bicycle infrastructure on higher volume streets

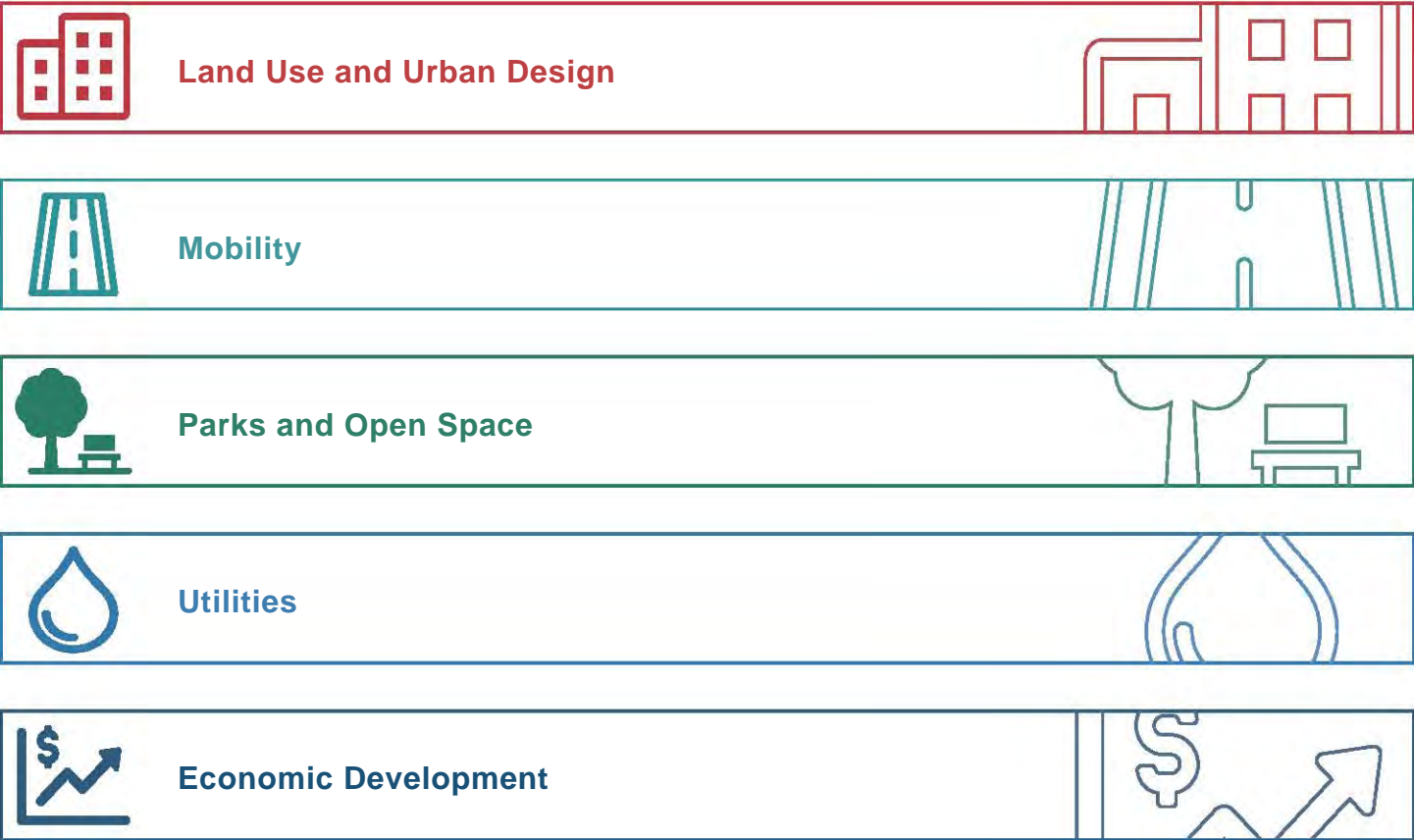
A photograph of a modern glass skyscraper at dusk. The building's facade is composed of large glass panels and blue-tinted panels. The interior lights are on, revealing office spaces with desks, chairs, and plants. The sky is a pale blue. In the foreground, there are several overlapping, semi-transparent blue circles of varying sizes, creating a layered effect.

Chapter 6

Recommendations

Attaining the subarea’s vision requires a long-term multidisciplinary approach. The success of the subarea relies not only on an integrated, innovative, and resilient land use plan, but also a coordinated and prioritized set of goals and recommendations for mobility, parks and open space, utilities, and economic development. Together, these recommendations form a comprehensive list of goals and strategies to guide implementation of the plan. While priorities may shift over time, the following recommendations together lay the framework for a successful subarea long into the future. The subarea recommendations are organized by the topic areas shown in **Figure 6-1**.

Figure 6-1 Subarea Recommendation Topic Areas





Land Use and Urban Design

Goals

- Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create distinctive new employment, commercial, and residential areas for the subarea while also limiting future conflicts between surrounding land uses and CASP
- Provide active nodes and corridors that allow for multimodal connectivity and promote walkability
- Plan for compatible land uses that protect the long-term operations and success of CASP and Adams County

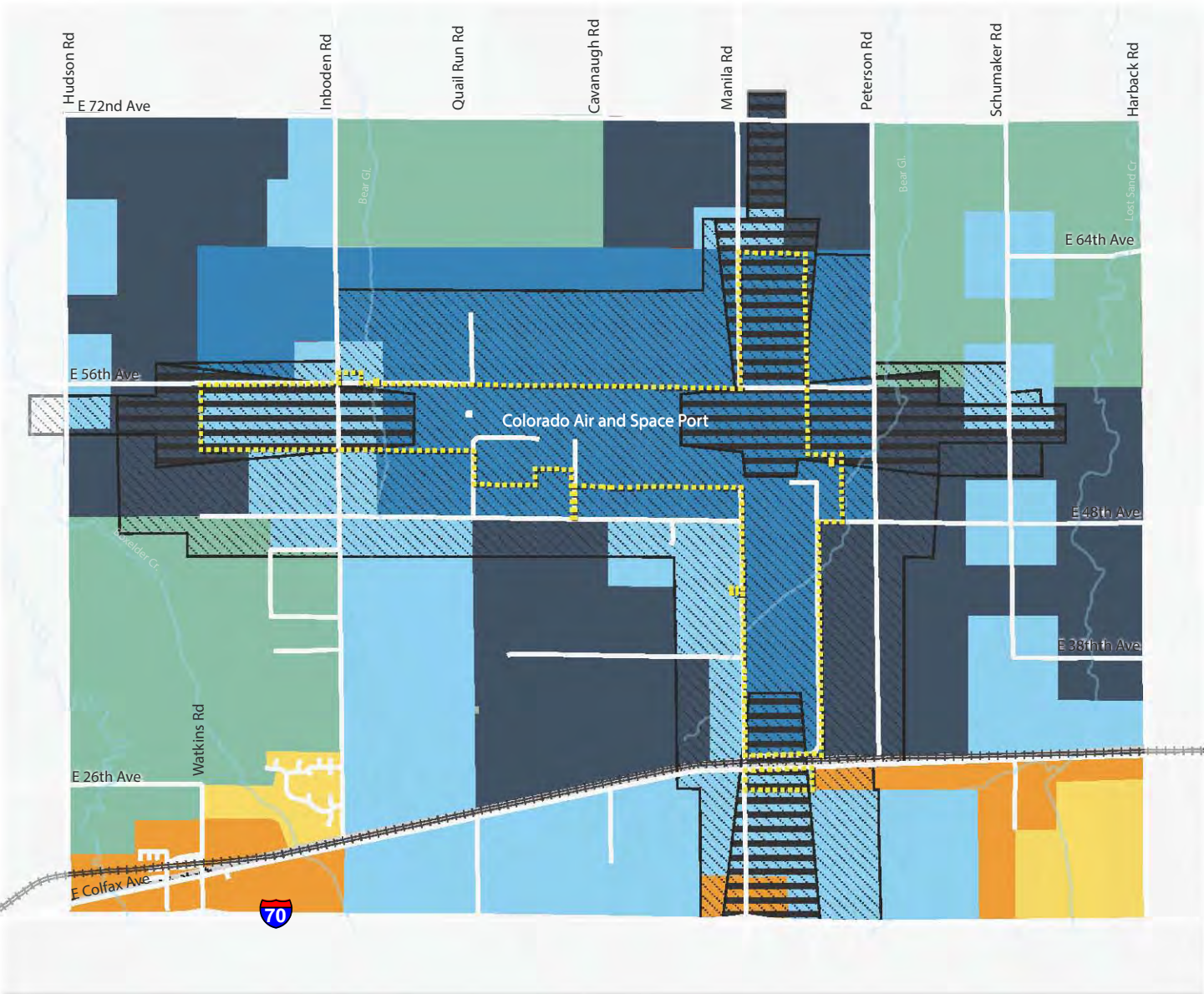
The Subarea Plan's land use vision shifts from today's primarily agricultural focus to a future based on employment and innovation land uses, while accommodating existing uses and minimizing impacts on nearby residential neighborhoods. The intent of the Subarea Plan is to model responsible growth and create a land use type and form that is distinctive for the subarea. A major theme of the Future Land Use Plan is the "nodal" development pattern which concentrates future mixed-use development (mixed-use industrial and community hub character areas) in the vicinity of existing and future intersections. Nodes are envisioned to be areas with sufficient development intensity, amenities, recreation opportunities, and mix of uses that support a high level of pedestrian activity. The Future Land Use Plan also considers appropriate buffers and transitions from existing and future residential areas and higher intensity industrial and aerospace uses to limit potential noise and traffic conflicts.

The Subarea Plan recognizes the economic value, environmental value, and community benefits of the existing agricultural uses in the subarea. The Future Land Use Plan, and more specifically the green energy and sustainable agriculture character areas, retain space for many of these existing uses to continue, while also allowing for other employment-focused uses. Existing agricultural uses, that are conforming under current zoning, are allowed to continue without making them non-conforming under the guidance of this plan.

Strategies

- Develop land uses consistent with the Future Land Use Plan (**Figure 6-2**).
- Encourage mixed-use development, promoting high-quality and desirable destinations to live (where appropriate), work, shop, and recreate within proximity (primarily in the southern area of the subarea in the community hub, mixed-use industrial, and neighborhood residential character areas).
- Encourage building siting and design to incorporate natural stream corridors as a significant on-site amenity while helping to restore and enhance the ecological functions of these corridors using development regulations and incentives.
- Develop and implement landscaping standards that promote sustainable design, water-wise principles, native plants, and encourage natural drainage practices where each is appropriate and feasible. Landscaping standards should differ based on the character area, with less landscaping required in the employment-focused character areas, including industry hub, aerospace and innovation, and green energy and sustainable agriculture.
- Provide high-quality buffers and transitions between new employment and industrial development and existing and future residential neighborhoods.
- Encourage place-making and a dynamic public realm by integrating publicly-accessible plazas, open spaces, and other gathering places with development in public and private projects, especially in community hub, mixed-use industrial, and neighborhood residential character areas.
- Encourage the use of building materials that are of high quality and durability, appropriate for the area climate, and have a sense of permanence.
- Encourage private and public use of public art to enrich the subarea's character, identity, and a sense of place.

Figure 6-2 Future Land Use Plan



Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1

Existing Aerospace-Related Development Restrictions

The subarea contains a number of existing aviation-related overlays that place various restrictions on both building forms and uses of new development. **Figure 6-3** shows these restricted areas and a summary of those restrictions is below.

Airport Influence Zone (AIZ)

The AIZ, also known as the “Aviation District,” refers to an eight-mile by seven-mile area of Adams County surrounding the CASP. The entirety of the subarea plan study area falls within the AIZ which has been adopted by Adams County, and is in the process of being adopted by Arapahoe County. The AIZ protects future residents by requiring disclosures when homes transfer ownership, informing new owners that they are located near the CASP, which intends to expand operations in the future, including additional flights, larger airplanes, expanded runways, and future growth in traffic.

CASP and DEN Noise Contours

Airport noise can have adverse health impacts and is therefore measured and mapped to determine where restrictions on residential or other noise-sensitive land uses may be necessary. Noise levels around airports are measured by Day-Night Average Sound Levels (DNL), which represents the total accumulation of all sound energy spread out uniformly over a 24-hour period. The noise contours shown in the map are the 55 DNL contours, which represents a moderate amount of daily noise where land use restrictions may be advisable.

DEN Airport Height Overlay (AHO) and CASP Height Restrictions

The AHO and height restrictions around CASP are intended to provide protection to land uses which may be subjected to frequent overflights by aircraft. All developments within these areas must complete a Federal Aviation Administration (FAA) aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation as well as fully document site elevations. Proposed developments may be required to install and maintain markers and lights to indicate to pilots the presence of a hazard.

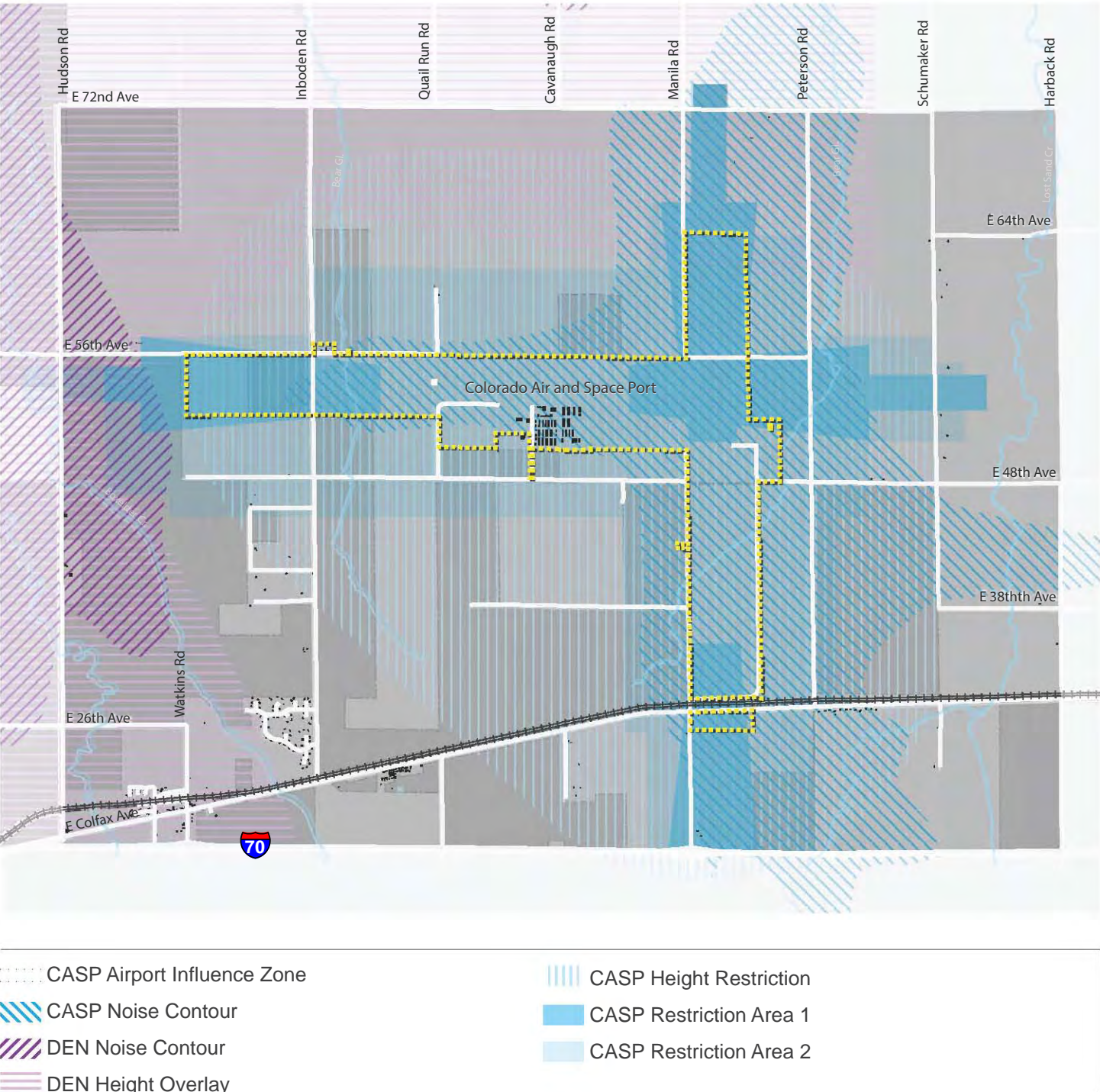
CASP Restriction Area 1

Limited commercial and industrial structures are permitted within Restriction Area 1, which do not conflict with the operational and safety needs of CASP. Structures must provide and include noise level reduction measures in the design and construction to achieve an interior noise reduction level of 25 decibels. Uses permitted within Restriction Area 1 cannot be used as gathering places for a large number of people and are to receive focused attention on dust, smoke, emissions, lights, or other obstructions to airplane navigation.

CASP Restriction Area 2

This area prohibits the construction of residences platted after the adoption of the overlay district in August 1983.

Figure 6-3 Restricted Areas within the CASP





Mobility

Goals

- Create a more complete, connected, and well-balanced transportation system.
- Protect existing and future neighborhoods from negative traffic impacts of future development.
- Ensure that transportation investments contribute to the subarea's economic development, sense of place, and sustainability.
- Ensure the subarea is well connected to the larger metropolitan area.

The plan recommends multiple transportation choices for a variety of users. The new transportation network will provide greater internal circulation between the character areas along with connections to the metropolitan area. This plan identifies goals for future streets, sidewalks, trails, and bicycle facilities that will create greater connectivity in the subarea.

The transportation system is critical to the vitality of the subarea to support the movement of goods, connect workers to their place of employment, and provide mobility for existing and future residents. Improving multimodal access to the subarea will allow for growth in jobs while reducing the need to increase capacity of existing roadways to serve vehicle transport.

The subarea roadway system focus on arterial improvements, plus the development of local streets to connect character areas and enhance the connectivity within subarea character areas with smaller block sizes. Traffic modeling shows that transportation capacity improvements are needed throughout the subarea to support both growth within and surrounding the area.

Creating a multimodal transportation system to support a mixed-use environment requires excellent pedestrian and bicycle access, including access for wheelchairs, strollers, and other wheeled pedestrian devices. A wide range of improvements to the non-motorized transportation system is anticipated; from sidewalks and mid-block pedestrian connections, to trails along riparian corridors, and new neighborhoods and roadways that are designed from the start with pedestrians and bicyclists in mind. Proposed bicycle facilities would serve all types of users, from novice to expert, and all types of trips, including recreation and commuting. Links to local parks and connections to the regional system are part of the vision.

Figure 6-4 shows the future mobility improvements for the subarea.

Strategies

- Support the CASP Subarea Land Use Plan with a multimodal transportation system that provides enhanced, multimodal travel connections within the subarea, and to other parts of the county and region.
- Design and develop arterial improvements, including added vehicular capacity, transit facilities, and non-motorized components, to serve travel demand generated by the Subarea Land Use Plan in addition to countywide and regional travel demand.
- Support and develop transportation recommendations from the NEATS including new road connections, grade separations, mobility hubs, high-frequency transit routes, bike routes, and off-street trails shown in **Figure 6-4**.
- As development occurs, develop local streets to establish a new connected system with smaller block sizes, particularly in mixed-use industrial, community hub, and residential neighborhood character areas, emphasizing continuity and connectivity.
- Work with the Colorado Department of Transportation (CDOT) to improve connections to I-70 by completing interchanges at Quail Run Road and Schumaker Road, to better connect the subarea to the region and to facilitate freight and goods movement.
- Design subarea arterials and local streets in a manner that is context-sensitive, enhancing the subareas's sense of place, and reflecting the transportation demands of the surrounding area.
- Include pedestrian and bicycle facilities in the design of arterials and local streets, with a greater focus on providing a denser, connected network of bicycle and pedestrian facilities on neighborhood residential, community hub, and mixed-use industrial character areas.
- Develop a multi-use trail system, focusing along waterways throughout the subarea that provide both local and regional connections.
- Implement a transportation demand management program to reduce subarea single-occupancy trip demand, and increase the share of trips utilizing transit, carpools and vanpools, and pedestrian and bicycle options.
- Ensure subarea recommendations are incorporated in future plans including but not limited to Comprehensive Plan and Long-Range Transportation plans.

Figure 6-4 Future Mobility



- | | |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  Future Mobility Hub |  Future Trail |
|  New Interchange |  Future Bicycle Route |
|  Existing Interchange |  Future High-Frequency Transit Route |
|  Future Grade-Separated Intersections |  Future Roadway Connection |



Parks and Open Space

Goals

- Create a robust and functional parks and natural open space system that serves the needs of the subarea and the surrounding community, and that connects with and complements the larger Adams County parks and open space system.
- Promote environmentally-friendly, sustainable development and landscape strategies in the public and private sectors.
- Recognize, protect, and enhance greenways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife.

There are currently no publicly accessible parks and open spaces within the subarea today. As the area evolves, a comprehensive and connected system of parks, open space, and trails will be needed to provide for the recreation and enjoyment of employees, residents, and visitors to new subarea developments. These new parks will also complement and connect to the countywide parks system, for the benefit of surrounding neighborhoods and the broader community. The Subarea Plan envisions a park system with an array of elements including community and neighborhood parks, riparian corridor open spaces, open spaces developed as part of natural drainage treatments and designed as public amenities, passive and active plazas and other more urban open spaces, and a comprehensive trail system on and off roads, including along stream corridors. Beautiful and functional open spaces will help create a unique sense of place, support new employment and residential uses, improve the environment, and be an asset for the broader Adams County community.

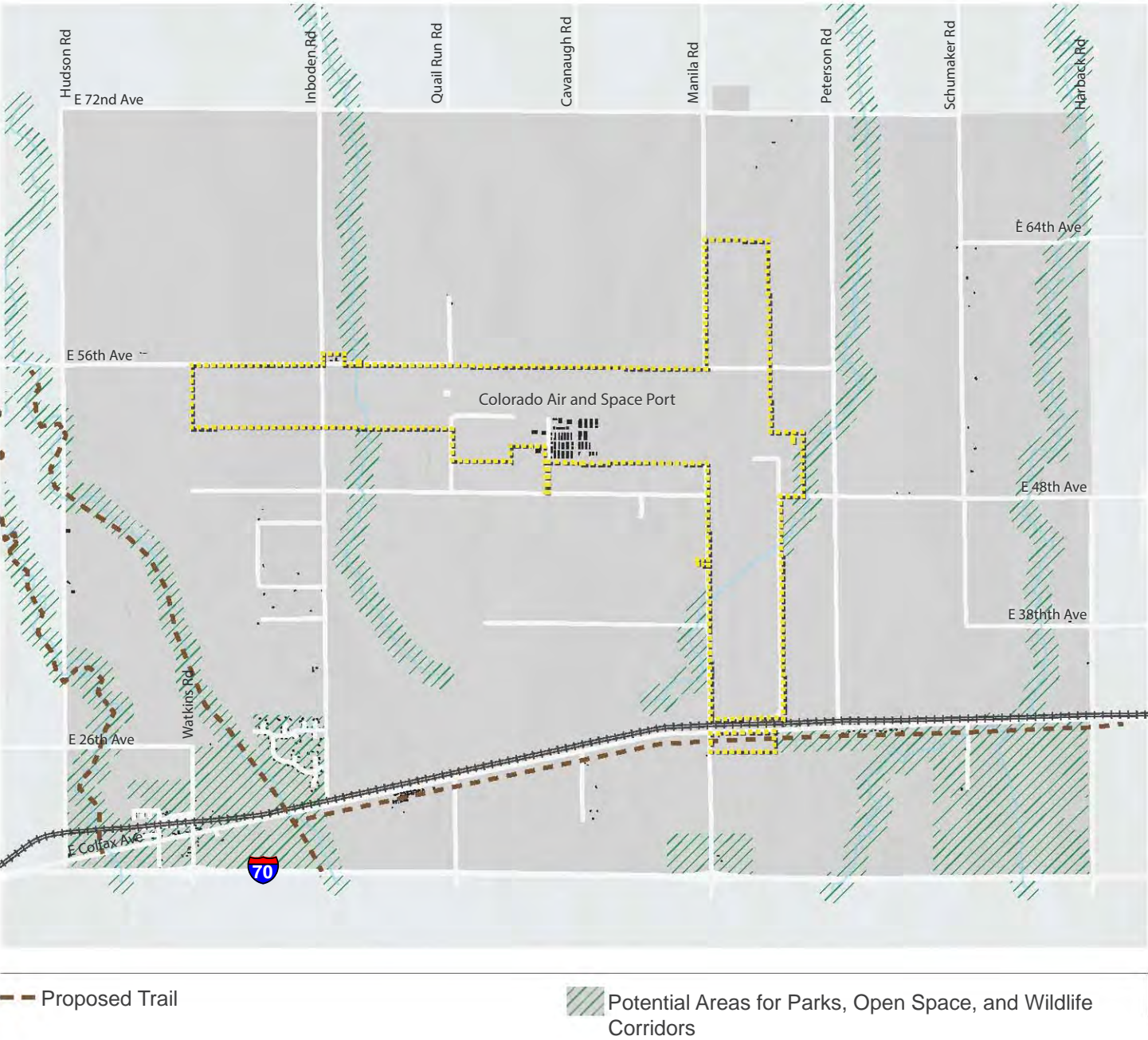
Most of the future open space within the subarea will be provided through specific site development requirements which this plan helps to inform. County staff should ensure that the development of these park assets is coordinated and works towards achieving the vision of this plan.

Figure 6-5 shows the future focus areas for parks and open space within the subarea. New parks and open spaces should be located in these areas ideally. These areas are either existing natural water corridors and areas of potential future residential development.

Strategies

- Create a robust and functional parks and open space system that serves the needs of existing and future residents, employees, visitors, surrounding neighborhoods, and the entire community. This system should connect with and complement the countywide parks and open space system, and include the following:
 - Provide plazas and smaller parks within employment areas (aerospace and innovation, industry hub, and mixed-use industrial character areas) with convenient access to all surrounding character areas.
 - Provide larger community parks serving existing and future residents, employees, and countywide residents within the residential character areas (community hub and neighborhood residential).
 - Locate neighborhood and community parks along stream corridors, linked through a series of trails and other open spaces.
 - Provide natural open space corridors along streams and other waterways throughout the subarea.
 - Focus development of new parks and open spaces along waterways and proximate to residential areas as shown in **Figure 6-5**.
- Provide an interconnected system of non-motorized trails for mobility within the study area, connected to the larger, regional trail system. Trails can be both off-street and along streets to better connect to surrounding development
- Protect and enhance wetlands and other designated critical areas in the subarea using development regulations, incentives, and possibly public funds.
- Develop a long-range maintenance plan for new parks and open space assets within the subarea.

Figure 6-5 Future Parks and Open Spaces Map





Utilities

Goals

- Provide safe, reliable, and economical utility infrastructure to residents and businesses within the subarea.
- Create a physical and financial strategy for future utility improvements that promotes coordinated development.

Given the relatively undeveloped state of much of the subarea, serving the area by water and wastewater infrastructure will need to be a focus of both the private and public sectors moving forward. While ground water and wells may be a short term option, long-term connections to neighboring jurisdictions' water service are necessary for the full development potential of the subarea to be realized. Adams County will support potential projects that bring water and/or sewer into the area for future development within unincorporated Adams County. Continued coordination with regional partners along with the private sector will be critical to the successful development of the subarea.

Strategies

- Explore district storm water basin planning as a future step to evaluate the feasibility of coordinated stormwater treatment and detention across multiple properties to provide for broader environmental benefits as compared to a site-by-site approach.
- Consider opportunities for off-site or coordinated stormwater mitigation, to provide for a more effective approach to detention needs, and potentially achieve broader environmental benefits.
- Incorporate Mile High Flood District's four-step guidance for the management of runoff including: 1) employing runoff reduction practices, 2) implementing BMPs that provide a water quality capture volume with slow release and/or infiltration, 3) stabilizing streams, and 4) implementing site-specific and other source control BMPs, as needed.
- Encourage onsite water quality BMPs and Low Impact Development (LID) guidelines for all new development.
- Encourage the use of "green infrastructure," the design and development of infrastructure projects in a manner that deliberately achieves multiple environmental and other public benefits.
- Prioritize the preservation of natural drainageways and wildlife corridors throughout the subarea.
- Continue coordination with the City of Aurora to understand the potential capacity of the regional water infrastructure and timing of projects to be completed within the subarea.
- Continue coordination with the City of Aurora to understand the allotted capacity of regional water and wastewater infrastructure and timing of projects within the subarea to understand whether this infrastructure can be used to support development.
- Develop and implement a phased approach to new development so that infrastructure is in place or committed to serve the needs of growth of the subarea.
- Develop a water supply needs plan for the area and identify how/when it is to be addressed.



Economic Development

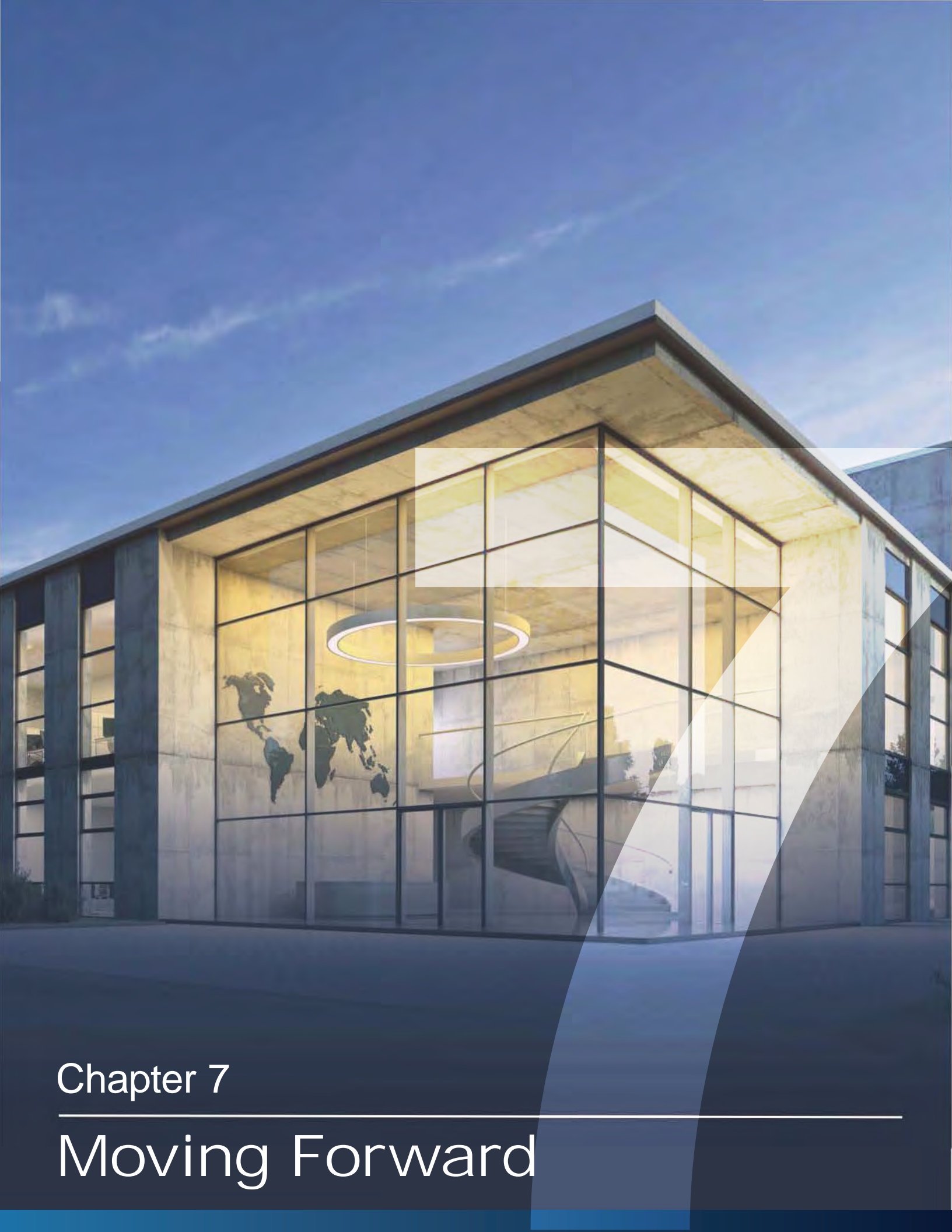
Goals

- Establish the subarea as a nationwide hub for aerospace-related research, development, and employment, along with an economic driver for Adams County and the region.
- Attract a mix of development types to provide essential services to surrounding communities
- Develop a plan to maximize the revenue potential to local jurisdictions
- Develop the subarea as a gateway to the Denver-Aurora metropolitan areas

The CASP is planned to serve as one of the country's primary hubs for commercial space transportation, research, and development. Colorado has one of the nation's largest aerospace economies, with nearly 280 businesses classified as aerospace companies and over 500 aerospace companies and suppliers providing space-related products and services. Most of Colorado's aerospace-related businesses and institutions are located within the Denver-Aurora metro area. The region's private-sector aerospace workers represent more than 80 percent of all aerospace workers in Colorado. The regional connectivity and proximity to CASP position the subarea to play an important role in the county's and larger metropolitan area's continued economic growth. This plan should serve as the starting point for a larger discussion about the role that CASP and the subarea should play in the County and the greater metropolitan area's economic development strategy.

Strategies

- Promote a differentiated economic niche for the subarea, focusing on the synergies with the CASP such as aerospace-related research and development or those which need reliable access to logistics including air cargo.
- Take advantage of opportunities afforded by the subarea's strategic location next to DEN, CASP, and the larger metropolitan area, as well as the opportunities brought about by heavy rail and interstate access through the area.
- Explore different financial incentives such as financing, training, tax credits to attract aerospace- and innovation-related employment to the subarea and help effectively position itself within the emerging commercial spaceport marketplace.
- Encourage space port-related tourism as a secondary economic driver for the subarea including the development of civic/cultural institutions along with hotels and hospitality uses.
- Encourage business diversity, including professional services, retail, restaurants, and hospitality to support the primary employment-driven land use of the subarea.
- Develop a marketing and branding campaign to promote the unified economic development vision of the subarea.



Chapter 7

Moving Forward

The Subarea Plan provides goals and strategies the County and its partners should implement over the next 20+ years. For the vision of the subarea to be realized, the County must be proactive and have the support and participation of neighboring jurisdictions, local leaders, other partner public agencies, community groups, the local business community, property owners, developers, and residents. The County should be the leader in promoting cooperation and collaboration with these partners to implement the Subarea Plan. This chapter presents an implementation framework that the County can use to initiate and undertake key recommendations included in the Subarea Plan. The actions and strategies identified in this section establish the next steps to be taken in continuing the process of community development and investment. It is organized by the three main approaches to plan implementation:

- 1. Regulatory and Policy Strategies.** These strategies will result in changes to County codes, regulations, and processes to foster desired outcomes. Common examples include map or text changes to the Adams County Zoning Code.
- 2. Partnerships.** Partnerships represent the most diverse approach to implementation and can take many forms. The County will rely on other public and private partners to help implement many of the recommendations in this plan.
- 3. Investment Strategies.** The new infrastructure called for in this plan will require creative “financial engineering.” A variety of public and private sources of funding and financing may be appropriate for the subarea.

Implementation Goals

Several goals have been identified to guide implementation of this plan:

- Work toward the vision of an integrated, innovative, and resilient subarea as defined in this plan
- Take strategic steps that help attract and maintain private-sector investment in the subarea
- Maintain collaboration between the County, City of Aurora, Arapahoe County, Town of Bennett, City and County of Denver, property owners, developers, residents and businesses, community organizations, and other area stakeholders
- Include site and contextual evaluation in public and private investments to understand opportunities to contribute to an integrated, innovative, and resilient subarea

Regulatory and Policy Strategies

Mechanisms for implementation of the subarea's vision include regulatory or policy strategies that will result in changes to county codes, regulations, processes, or design guidelines to affect desired outcomes. Typical examples include Adams County Zoning Code amendments, requirements for infrastructure improvements associated with development projects, and Parks and Recreation requirements regarding open space and landscaping.

Development Guidelines

While the Subarea Plan articulates a vision for the subarea, the County's development regulations are the primary tool to implement the plan. Following this plan's adoption, the County should conduct a full review of its zoning ordinances, subdivision regulations, and public works standards. In doing so, the County should review relevant technical resources that may offer guidance on emerging best practices. Amendments to development regulations and design standards should consider commentary programs and incentives that can be used to achieve the community's vision for economic development, community character, mobility, and other aspects of the plan.

Specific recommendations for the Subarea Plan that development regulations can address include:

- The appropriate scale, design character, and configuration of character area development
- Integration of green infrastructure best practices and innovative stormwater management as new development occurs
- The accommodation of trails, sidewalks, bike infrastructure, and potential transit amenities in new character areas throughout the subarea

Zoning

Zoning is the primary legal tool by which the development of private property can be directed towards the implementation of the plan. Adams County Zoning Code provides many tools for implementing this plan's recommendations regarding land use and urban form.

Zone map amendments may be initiated by property owners or their authorized agents, Board of County Commissioners, or the Planning Commission. Map amendment applications are reviewed by County staff and the Planning Commission before going to the Board of County Commissioners. Zoning code text amendments are initiated by the Planning Commission, Board of County Commissioners, the Director of Community and Economic Development, the Director of Public Works, owners or persons having an interest in land located within the unincorporated area of the County, or residents of the County. Text amendments are reviewed by County staff and the Planning Commission before going to the Board of County Commissioners for final action. **Figure 7-1** below shows a summary of regulatory implementation considerations for each character area in the plan.

Figure 7-1 Character Area Zoning

Character Areas	Agriculture			Residential						
	A-1	A-2	A-3	RE	R-1-A	R-1-C	R-2	R-3	R-4	MH
Industry Hub										
Aviation and Innovation										
Mixed-Use Industrial										
Green Energy and Sustainable Agriculture	●	●	●	●	●					
Community Hub							●	●	●	●
Neighborhood Residential	●			●	●	●	●			●

Industry Hub

Plan Vision

The vision of the industry hub character areas is to provide opportunities for higher intensity employment in places that do not conflict with surrounding existing or future residential neighborhoods. Industry hub character areas allow the most intense industrial development within the subarea. They can also provide the density and variety of employment opportunities, along with corresponding municipal tax revenue, to support the vision for the subarea as a hub for employment and innovation within the region.

Zoning Analysis

The Industry Hub character areas are located primarily in the northwest corner, central area, and east-central locations of the subarea. These areas are primarily zoned Adams County A-3 and PUD, along with Aurora AD and I-2. The City of Aurora zoning I-2 and AD both generally are in line with the vision for these character areas. The Adams County A-3 is primarily designed to provide land in holdings of at least 35 acres for dryland or irrigated farming or other related food production uses. The uses and building forms generally do not align with the vision of this character area.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. See [Figure 7-1](#) for applicable zone districts.

Aerospace and Innovation

Plan Vision

The vision of the aerospace and innovation character areas is to capitalize on the subarea's relationship to CASP and promote a mix of uses to support the future growth in facilities operations, including aerospace-related manufacturing, research and development, office, supporting retail, and limited CASP-related hospitality.

Zoning Analysis

Aerospace and innovation character areas are primarily located within the CASP property and the immediately surrounding areas, all within the central part of the subarea. These character areas are primarily zoned Adams County AV, PUD, I-1, A-3, and City of Aurora AD and I-2. All these zone districts (except for A-3) implement the vision of the plan. A-3 is primarily for large-lot agricultural uses which does not align with the high-density employment vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. See [Figure 7-1](#) for applicable zone districts.

Commercial						Industrial			Other			
C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL	PUD	AV
●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●		●	●	●	
●	●	●	●	●	●	●			●	●	●	
	●	●	●	●	●				●	●	●	
●	●								●	●	●	

Mixed-Use Industrial

Plan Vision

The intent of the mixed-use industrial character areas is to provide flexibility for a range of employment-focused uses, but in a denser and more walkable format than other employment-focused character areas. These character areas also provide a more suitable buffer to less intense character areas than the other industrial-focused character areas.

Zoning Analysis

Mixed-use industrial character areas are primarily located along major existing and future corridors, such as Schumaker Road and 56th Avenue, along with the southern part of the subarea south of Colfax Avenue. The areas are currently mostly zoned Adams County A-3, PUD, and City of Aurora AD and I-2.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area.

Green Energy and Sustainable Agricultural

Plan Vision

The vision of the green energy and sustainable agricultural character areas is to maintain some of the existing agriculture uses within the subarea but expand their potential focus to include green energy production and supporting uses.

Zoning Analysis

Green energy and sustainable agriculture character areas are primarily located in the southwest, north central,

and northeast portions of the subarea. These areas are currently zoned Adams County A-3, A-2, and PUD, and City of Aurora AD zoning. These zone districts currently allow for both agriculture and solar energy production.

Implementation Strategy

No update is needed at this time.

Community Hub

Plan Vision

The community hub character areas are categorized by both local- and regional-serving concentrations of retail, office, and service uses that are typically located at higher traffic intersections along corridors. These areas contain shopping centers, office space, civic uses, and higher density multi-family and single-family residential.

Zoning Analysis

The community hub character areas are exclusively in the southern part of the subarea in the southwest corner along Colfax Avenue, at the I-70 and Manila Road intersection, and along Schumaker Road at the future interchange with I-70. These areas are currently zone Adams County A-2, A-3, A-1, PUD, and C-5, and City of Aurora AD. The agricultural zone districts are focused on allowing food production and ranching and conflict with the vision of this character area. C-5 is in line with the mixed-use commercial-focused vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. (See **Figure 7-1** for applicable zone districts)



Neighborhood Residential

Plan Vision

Neighborhood residential character areas comprise mostly single-family residential with supporting neighborhood-serving retail, smaller office, and civic land uses. These character areas provide housing opportunities to support the employment focus of the subarea.

Zoning Analysis

Neighborhood residential character areas are primarily in the southeastern corner of the subarea within the Town of Bennett and the southwestern corner along Inboden Road. These locations are primarily zoned Adams County PUD, A-3, and Town of Bennett PD. Both the Adams County PUD and Town of Bennett PD allow for single-family residential, though do not allow for the neighborhood-serving retail and related services. The A-3 zoning only allows large-lot residential, which is not fully consistent with the vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. (See **Figure 7-1** for applicable zone districts). Potentially look to work with property owners to amend PUD/PD zoning better align with the character area's vision.

Figure 7-1 illustrates the Adams County Zone Districts that best align with each of the planned character areas of the subarea. This table should be referenced when analyzing potential rezoning within the subarea.



Annexation and Growth Management

The subarea includes property in three different jurisdictions: City of Aurora, Town of Bennett, and unincorporated Adams County. The vision of the subarea can only become a reality through close collaboration between these three entities. Many parcels throughout the subarea have been annexed into the City of Aurora as they have been sold and planned for development. The annexations have occurred in a patchwork pattern throughout the subarea. In the short term, the partner municipalities should pursue annexation agreements with property owners to provide some predictability to the footprint of the individual municipalities. Over time, property should be annexed in conjunction with a strategic infrastructure investment to manage growth in a sustainable and reasonable way. As incremental development occurs, special consideration should be given to subarea-wide infrastructure systems and services, such as stormwater management, multimodal transportation networks, public safety, and education among others.

Partnerships

Successful plans are the product of feedback and input from a variety of groups working toward a collective vision. Partnerships formed during the planning process will play key roles in accomplishing and implementing plan goals, and in some cases may be the best way to implement a policy or recommendation. The new partnerships identified in this plan will be critical to implementation of the vision. These partners typically include existing residents and business owners, property owners, special districts, boards and commissions, developers, and non-profits.

This plan encourages the strengthening of existing partnerships that contributed to its creation. There are many active non-profits and community stakeholders that have participated in the planning process. These entities, along with the County, have the primary responsibility for the implementation of this plan. An effective partnership among major property owners along with continued collaboration with community stakeholders will be critical to the success of the subarea. More formal partnerships among residents, business owners, property owners, and economic development entities will be necessary to ensure that all stakeholder perspectives are considered as implementation of this plan moves forward.

Steering Committee

The primary roles for the Steering Committee in the implementation of the Subarea Plan will include keeping members updated and engaged in advocating for the vision of the subarea. Stakeholder coalitions can be informal or more formally created as non-profit organizations or special districts. As the plan's implementation progresses, stakeholder coalitions will be important to ensure that all property owners, residents, and business members stay informed of updates and changes in the subarea and stakeholder perspectives are actively considered. A priority task for the Steering Committee would be to explore potential organizational structures that could help to implement key plan recommendations in the future. This organization will play an essential role in advocating for public improvements.

Project Champions

Once the plan is adopted as a supplement to the County's Comprehensive Plan, the County has the authority to begin implementing the plan. Given the number of adopted plans, competing interests in the County, and the budget limitations at all levels of government, little plan implementation will be undertaken without champions for certain actions and advocates for the subarea. Typically, registered neighborhood organizations work with the County Administrator and County Commissioner's representatives to promote certain actions and outcomes. Membership organizations, such as merchants associations, business partnerships, and nonprofits, do the same for business areas. Since these groups often have their own areas of focus, they are ideal candidates to spearhead neighborhood projects related to their specific interests and will continue to advocate for them to the County and its partners.

CASP Master Planning Efforts

The CASP master planning process, occurring concurrently with the development of the subarea plan, will further define the recommended development and implementation strategies for expanding aerospace and spaceport capabilities at CASP. As one of the primary economic development drivers for the subarea, CASP plays a crucial role in providing continued collaboration between CASP and the larger subarea. By aligning the proposed subarea development with the CASP Master Plan future infrastructure can be coordinated and thoughtfully developed to benefit both CASP and the surrounding subarea.

Jurisdictional and Organizational Cooperation

For the Subarea Plan to be successful, there must be leadership from the County as well as strong partnerships with the City of Aurora, Town of Bennett, and other public agencies; community groups and organizations; the local business community; regional aerospace industry leaders; and the private sector. The County should lead the cooperation and coordination with regional partners such as CDOT, Regional Transportation District (RTD), Metro Denver Economic Development Corporation (EDC), among others. In addition, the County should actively work with and encourage developers and the local business community to undertake improvements that conform to the Subarea Plan and improve the quality and character of the subarea.

Some of the recommendations in the Subarea Plan that will likely require coordination and cooperation include:

- Annexation agreement with property owners in unincorporated portions of the subarea
- Advocating for and implementing regional transportation and transit that will serve existing and future residents and employees
- Roadway, intersection, and interchange improvements on corridors under the jurisdiction of CDOT
- Establishing regional train connections to adjacent communities
- Collaborating with regional and state economic development partners to coordinate potential subarea financing and business recruitment strategies

A Living Document

The Subarea Plan should become the County's official policy guide for land use, development, and community improvement, along with the County's other relevant adopted plans. It is important that the plan is referenced on a regular basis by County staff, boards, and commissions to review and evaluate all proposals for improvement and development. County staff should regularly meet with all relevant departments and leadership to explain the purpose and progress of the Subarea Plan. To further educate the community about the Subarea Plan, the County should:

- Offer assistance to the public in understanding the plan and its relationship to private and public investments and other proposals, as appropriate
- Assist the Board of County Commissioners and other relevant boards and commissions in the day-to-day administration, interpretation, and application of the Subarea Plan
- Maintain a list of possible amendments, issues, or needs that may be a subject of change, addition, or deletion from the Subarea Plan
- Create a regular schedule to amend or update the plan to ensure the plan stays current and relevant to changing market conditions and implementation

Investment Strategies

Realizing the vision for the subarea will require considerable public and private investment. While many of the plan's recommendations are likely to be implemented through a public/private partnership, the County should take early action on projects that will significantly improve livability and connectivity, catalyzing additional investment in the subarea. Public investment strategies involve public funding of public infrastructure. Examples include public investment in street reconstruction, new and expanded parks, and utility infrastructure. The County and its partners may take the lead in designing, constructing, and funding these projects and can use a variety of public funding sources, such as the annual CIP, bond funds, or state or federal grant programs.

Capital Improvement Program (CIP)

One of the most critical actions the County and its municipal partners can take to address funding for subarea improvements is including projects in the CIP. The CIP assesses capital facility needs (including streets, streetscapes, parks, and infrastructure) in the County against its overall goals and objectives. It uses a multi-year planning horizon to consider how to fund further-out projects. The Capital Budget is the first year of the CIP that identifies funding and authorizes expenditure for projects on an annual basis.

Establishing long-term local funding sources for transportation and infrastructure is critical, as state and federal grant and loan programs are highly competitive and subject to change. Local funding can be used to leverage competitive grant funds that may require local match dollars to qualify.

Some recommendations in this plan may require Adams County, City of Aurora, or Town of Bennett capital investment. To support implementation of these recommendations, these partner municipalities should ensure CIP planning, schedules, and priorities for the subarea are coordinated. Some of the recommendations of the Subarea Plan that can be included through the CIP include:

- Strategic infrastructure development to emerging development areas
- Regular maintenance of streets, trails, and other transportation systems
- Investments in streetscaping and gateways at highway interchanges and other key corridors
- Transportation investments, including mobility hubs, grade-separated intersections, and multimodal infrastructure
- Investments in new parks and recreation facilities that would meet the evolving demand within the subarea
- Development of green infrastructure that will maximize efficiency of municipal systems, reduce the likelihood of flooding, and minimize the impact on sensitive environmental features

Other Funding Services

Other local funding sources include assessment methods that can be used to generate local funds for improvements, and financing districts that use these assessment methods to both collect and distribute funding.

Assessment Methods

Mill Levy

A mill levy is a tax rate that is applied to the assessed value of a property. The mill levy, which is sometimes referred to simply as a levy, is multiplied times the assessed value of a property to determine the amount of taxes due. For example, 87.925 mill levy x \$15,000 assessed valuation = \$1,318.87 property tax. A mill levy can be increased, for example, to help pay for the cost of improved infrastructure, generally through a Financing District (discussed on next page).

Tax Increment Financing

The purpose of Tax Increment Financing (TIF) is to incentivize and attract desired development within key commercial areas. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. TIF utilizes future property and sale tax revenues generated within a designated area or district to pay for improvements and further incentivize additional reinvestment. In Colorado, an Urban Renewal Authority (URA) or Downtown Development Authority must be created to use TIF. These authorities have a lifespan of 25 years. Bonds can be issued and then repaid by the taxes collected on the increases in property value within the TIF district after improvements are made. TIF districts require the approval of the Board of County Commissioners in Adams County.

Impact Fees

An impact fee is a one-time fee that is collected from new development to fund capital improvements. Impact fees are not an initial capital-raising mechanism. Rather, they are a way to meet infrastructure needs instigated by a number of new development projects over time. This funding source requires active development to generate funds.

Financing Districts

Business Improvement District (BIDs)

A BID is a private-sector initiative to manage and improve the environment of a business district with services financed by a self-imposed and self-governed assessment. Services financed by a BID are intended to enhance, not replace, existing municipal services. BIDs can finance a wide variety of services, including marketing, maintenance, economic development, public safety, planning, events, and parking management.

BIDs are accountable to those who pay through a board of directors comprised of property and business owners within the district. Services financed by a BID are usually provided by a private-sector organization, not a government organization. BIDs require demonstrated support from owners of personal and real property representing more than 50% of assessed value and acreage. A BID can help with subarea business recruitment and branding, among other initiatives.

General Improvement Districts (GIDs)

A GID is a public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure. GIDs are commonly used to fund shared infrastructure facilities and can be initiated by a majority of property owners. GIDs are well-suited to provide long-term financing for one-time major public improvements, and for ongoing maintenance funding. Only municipalities can create GIDs.

Special Improvement District (SIDs)

SIDs apply special assessments or charges to specific individual properties that will benefit from public improvements. The special assessment is based on the amount of benefit the specific property receives. The most common improvements to utilize SIDs include roads, sidewalks, sewer lines, and water lines. The assessments are typically distributed in an area based on linear feet of road adjacency, the number of lots, or overall area. Special assessments are not property taxes but represent a lien on a property included in the SID. In these types of arrangements, bonds are issued to finance the improvements and the assessments charged to property owners typically represent the sole source of repayment for these bonds. SIDs are particularly well-suited as a method of finance for discrete, one-time public improvement upgrades.

Local Improvement District (LIDs)

LIDs are special assessment districts that can issue general obligation and special assessment bonds. They are used to finance improvements that enhance a designated area (ie street, street lighting, drainage facilities, water and sewer). LIDs can be used by counties with over 100,000 in population.

Public Improvement Districts (PIDs)

A PID is a taxing entity which can finance, construct and maintain public improvements. A PID may be formed to address any type of public improvement service. It has authority to issue debt and to impose a mill levy against real and personal property within the district. PIDs are like GIDs, but are entities that can be formed by Counties.

Urban Renewal Authority (URA)

A URA is a quasi-municipal organization intended to address or redevelop deteriorating or blighted areas. It is common for URAs to utilize TIF to fund improvements. To form an urban renewal project area, the municipality must pass a resolution stating that blight is being eliminated through the URA process and its activities. In addition, a URA must develop a formal urban renewal plan for each project area outlining the proposed public improvements. The municipality can establish an urban renewal area when one or more redevelopment projects with a significant potential tax increment have been identified and have a strong probability of near-term initiation.

Metropolitan District

Metropolitan districts are quasi-governmental entities and political subdivisions of the state that finance, construct, and maintain public facilities. They may finance and maintain street improvements; water, sewer, and drainage improvements; parks and recreation; fire protection; public transportation systems; solid waste; and limited security improvements. Metropolitan districts often apply additional mill levies to development to pay for infrastructure costs and maintenance expenses. They have the power to issue general obligation and revenue bonds to finance improvements.

Regional Transportation Authority

Municipalities and counties may join together to create regional transportation authorities to finance, construct, operate or maintain regional transportation systems, if the electors within the boundaries approve. These authorities can establish and collect tolls, rates, and charges; levy sales taxes, impose an annual motor vehicle registration fee, levy a visitor benefit tax, impose a property tax, and issue bonds.

Other Funding Sources

Public Improvement Fee

Developers impose a Public Improvement Fee (PIF) on retail and service tenants to fund public improvements. PIFs are collected as a fee charged on sales within a set of negotiated categories and within a designated geographic boundary. General obligation or revenue bonds may be issued based on the revenue collected. Because PIFs are fees, they become a part of the cost of the sale or service and are subject to sales tax. Administered through covenants on retail leases, PIFs are usually collected by a metropolitan district established as part of a project.

Incubators

Business incubators provide low-cost space and specialized support to small companies. Such services might include administrative consulting, access to office equipment and training, and assistance in accessing credit. Incubators are typically owned by public entities, such as municipalities or economic development agencies, that subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to have start-up businesses grow and relocate to larger spaces within the subarea. To share resources and knowledge, an incubator within the subarea should consider working in partnership with higher education institutions and CASP.

Foundation and Specialized Grants

The successful implementation of the plan requires realization of projects that range in scale and scope. One type of funding source that becomes increasingly significant when issue-specific projects or programs, such as tourism or small business assistance, are considered is the foundation grant. The County should dedicate resources to monitoring and exploring foundation grants as a funding tool.

Appendix



APPENDIX

Colorado Air and Space Port Subarea Plan State of the Subarea A-3

Colorado Air and Space Port Market Study A-16

Colorado Air and Space Port Spaceport Competitive Assessment A-59

Nick Eagleson

From: Chris Chovan
Sent: Wednesday, April 21, 2021 9:21 AM
To: Nick Eagleson
Subject: RE: Colorado Air and Space Port Subarea Plan - Chapter 5

Nick,

Thank you for the opportunity to provide some feedback.

The chapter mentions a variety of roadway cross-sections and the implied uses along these transportation corridors (e.g. separated sidewalks). Given the focus is primarily on the land uses in and around the CASP, it's not much to comment on when we speak of specific corridors such as Colfax, Shumaker, etc. The transportation master plan and/or comprehensive plan will include elements of this plan and once incorporated, can be used to identify specific improvements on corridors that could serve these "districts".

With all of this said, I feel its important to focus on a transportation corridor to move people and goods, not just cars/vehicles. Additionally, in the district/zones that include a higher number of freight vehicles, designs should reflect wide turn radii, segment prohibitions, and other solutions in the toolbox that accommodate larger and heavier vehicles.

I know this is a "word salad" so I'll be happy to discuss this more comprehensively as you move to the final report.

Enjoy the day!
Chris



Chris W. Chovan

Senior Transportation and Mobility Planner, *Public Works*

Preferred Pronouns: he/him/his

(O) 720.523.6851 (M) 720.930.9284

NOTE: The best way to reach me directly is with the Mobile number above or by E-mail.

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Friday, April 16, 2021 12:23 PM
To: Chris Chovan <CChovan@adcogov.org>
Subject: Colorado Air and Space Port Subarea Plan - Chapter 5

Hi Chris,

Happy Friday! Would you (or someone else in your area of expertise) have time to review the attached draft Chapter 5 from the Colorado Air and Space Port Subarea Plan? It mentions mobility and transportation infrastructure and it would be nice to have anyone on your team chime in with comments if you think there are any. I know you guys are busy over there, but the sooner the turnaround the better. Thanks!



Nick Eagleson

Senior Strategic Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

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Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)

Nick Eagleson

From: Byron Fanning
Sent: Tuesday, April 20, 2021 10:50 AM
To: Nick Eagleson
Subject: RE: Colorado Air and Space Port Subarea Plan

Nick,

Thanks for sending this my way and giving me a chance to review. Here are some comments:

1. Is the expectation that we would maintain these new park/open space/trail areas? If so, we will need to have a larger conversation about shop and yard space in that area. I would prefer that we do maintain it, we will just need to work through the logistics as we wouldn't be able to do it from our existing shops.
2. When is this planned to be constructed?
3. Pocket parks are not very easy to manage and maintain. The community does not typically take much ownership in them and they are typically only relevant to small children unless they are included as part of a connected greenway system. I don't have data to support this statement but I believe people would rather walk 5 or 10 minutes to get to a larger park with varied amenities then visit a pocket park which typically only features a playground.
4. We allow e-bikes on our trails but no other motorized transportation except OPDMDs used for ADA access. We also allow horses on all of our trails which we would propose here.
5. I love the connectedness of the trail system as proposed and the protection for wetlands.
6. If the developer is going to build these spaces, I would like for our staff to be able to contribute to the planning process as it is in the design stages, even if we won't be asked to maintain it.

Thanks again, Nick, let me know if you would like to discuss further.

Thanks,



J. Byron Fanning Jr.

Director, Parks, Open Space & Cultural Arts Department

ADAMS COUNTY, COLORADO

9755 Henderson Road

Brighton, CO 80601

o: 303.637.8006 | c: 303.386.2706

www.adcogov.org

The Parks Admin Office is currently open limited hours, Tuesday through Friday 10am to 2pm, due to concerns with the ongoing pandemic, staff can be reached at 303.637.8000 for any immediate needs, I will continue to work from home at this time and can be best reached by cell phone. You can [Find community resources regarding the County's response and updates here.](#)

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Tuesday, April 20, 2021 10:11 AM

To: Byron Fanning <BFanning@adcogov.org>

Cc: Ryan M. Nalty <RNalty@adcogov.org>; Jen Rutter <JRutter@adcogov.org>

Subject: Colorado Air and Space Port Subarea Plan

Good Morning Byron,

We're in the final stages of putting together chapters for the Colorado Air and Space Port Subarea Plan, and I was hoping you could take a quick look at the Recommendations Chapter. The third section specifically addresses Parks and Open Space. It outlines overall goals within the Subarea, and strategies for implementation as development occurs. Could you take a look at this section and let me know if you have any comments or edits you think are necessary? I appreciate your help!

Thanks,



Nick Eagleson

Senior Strategic Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 1, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Nick Eagleson

Re: Colorado Air and Space Port Subarea Plan, Case # PLN2021-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Colorado Air and Space Port Subarea Plan**. Please be aware PSCo owns and operates existing natural gas and electric *distribution* facilities throughout the subarea and has no objection to this proposal, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas *transmission* and electric *transmission* related facilities.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within all lots*:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions (single-family residential)
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling (single-family residential)
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement (single-family residential, 1-lot apartment complexes, commercial/industrial/retail lots)
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

As projects progress, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Nick Eagleson

From: Young, Sarah <syoun@auroragov.org>
Sent: Thursday, May 27, 2021 1:47 PM
To: Nick Eagleson; Krzyzanowski, Daniel
Subject: CASP_Subarea_Plan_PUBLICREVIEW.pdf
Attachments: CASP_Subarea_Plan_PUBLICREVIEW.pdf

Please be cautious: This email was sent from outside Adams County

Hi Nick –

My comments are included in the attached and below. I rewrote one of the utility sections and pasted that below (easier since it was a PDF doc).

- Overall I think the document looks great. It could probably use a once over from a technical editor though.
- It mentions a 2,000 unit residential unit gap in the area. May be worth mentioning the large number of residential units being built to the west and southwest and commute times (which I think are really minor considering I-70).
- Is ACRE considered a development?

Water and Wastewater Utilities

Most of the existing utilities throughout the subarea are provided on-site. The 2018 City of Aurora Wastewater Capital Improvements Program (CIP) included areas within the City of Aurora Planning Area Boundary, some of which overlaps with the subarea boundary. The Aurora Wastewater CIP included wastewater projects, such as gravity sanitary sewer interceptors, lift stations and forcemains, ultimately discharging to Second Creek Regional Lift Station (SCRLS). However, in the Metro Wastewater Sand Creek and Second Creek Master Plan, the area overlapping with the subarea plan will discharge to a future regional wastewater treatment facility, location to be determined. The water infrastructure identified for the Aurora Planning Area Boundary was identified in the 2016 Integrated Water Master Plan. Coordination should be performed with the City of Aurora to understand the potential capacity of regional infrastructure and timing of projects to understand if the infrastructure can support development within the subarea.

The key takeaways for the water and wastewater utilities within the subarea are:

- New development within the subarea will be dependent on the future utility infrastructure
- A multi-jurisdictional effort will be needed to provide adequate water and wastewater infrastructure throughout the subarea



May 27, 2021

Mr. Nick Eagleson
Senior Strategic Planner
Community & Economic Development Department
4430 S. Adams County Parkway
Brighton, CO 80601

**Re: Amendment to the Adams County Comprehensive Plan and
Colorado Air and Space Port Subarea Plan**

Dear Nick,

The Bennett Farms ownership recently received the Request for Comments for the Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan (CASP). On behalf of Bennett Farms, Vogel & Associates has reviewed the Public Review draft dated May 2021.

This review has included addressing issues related to land use, transportation and other planning considerations that were included in the draft. Based on review, the following comments and clarifications have been provided below.

Land Use

- ❖ Kiowa Creek Farms owns approximately 253 acres located in Section 30, Township 3 South. This section is located within the CASP and east of the space port. Access is provided via Colfax and Harback Road. An existing drainage bisects the parcel and is aligned north/south. The property is located outside of the CASP 1 and CASP 2 Restriction Area.

The property is currently undeveloped and is has been utilized for agriculture. An existing farm is located on the east side of the property. This property is in the process of being annexed and zoned in the Town of Bennett. Given the location of the property, it is being proposed to be developed to include mixed use commercial, high density

residential and medium density residential. The natural drainage is to be designated open space.

- ❖ The CASP plan is proposing a land use classification that is referenced as Mixed-Use Industrial and Industry HUB. Both classifications permit primarily commercial and variations of industrial uses.
- ❖ The CASP subject area along with land located within the DIA environs is proposed to include primarily non-residential uses. These land uses are being proposed due to the noise contours associated with DIA and Space Port. The amount of proposed non-residential uses including industrial is expansive and unprecedented. It is estimated that will take several decades if to develop and absorb. There are several 1,000 acres of proposed non-residential land uses. Established employment centers such as the Denver Tech Center are small (approx. 450 acres) in comparison. It took over 50 years to develop the Tech Center with certain portions being rezoned to include residential uses.

That said, parcels that are not located within the CASP Restriction Areas, should include land-use classifications that will allow for residential uses including single family. Providing areas for residential will be critical to ensure that commercial and industrial services are supported by a viable housing stock. Given the size of the CASP, a mix of uses including residential will provide for a balanced and healthy community. Bennett Farms would like to request that the Neighborhood Residential classification be designated for its property.

As a community stakeholder and property owner, we can be available to meet and discuss further the respective items outlined above. It is requested that the above items be addressed prior to adopting the plan.

Please review the attached and call with questions or comments.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal

Request for Comments

Case Name: Colorado Air and Space Port Subarea Plan

Case Number: PLN2021-00005

May 13, 2021

Adams County Community and Economic Development Department is requesting comments on the following request:

Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan.

Applicant Information: Adams County Community and Economic Development
4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601

Please visit the following website to view the Subarea Plan Draft: <https://casp.konveio.com/draft-plan>

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by 06/02/2021 in order that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to NEagleson@adcogov.org.

Thank you for your review of this case.



Nick Eagleson

Case Manager



Public Hearing Notification

Case Name:	Colorado Air and Space Port Subarea Plan
Case Number:	PLN2021-00005
Planning Commission Hearing Date:	06/24/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	07/13/2021 at 9:30 a.m.

June 9, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan

This request is located within the following boundaries: I-70 to the south, 72nd Ave to the north, Hudson Road to the west, and Harback Road to the east

Applicant Information: Adams County Community and Economic Development
4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601

Virtual Meeting and Public Comment Information:

Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor and will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PUBLICATION REQUEST

Colorado Air and Space Port Subarea Plan

Case Number: PLN2021-00005

Planning Commission Hearing Date: 06/24/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 07/13/2021 at 9:30 a.m.

Request: Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan

Location:

Parcel Number: 0181716100005, 0181716400031

Case Manager: Nick Eagleson

Case Technician:

Applicant:

4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601

Owner: ADAMS COUNTY
CO

Representative:

Legal Description: _____

PUBLICATION REQUEST

Case Name: Colorado Air and Space Port Subarea Plan

Case Number: PLN2021-00005

Planning Commission Hearing Date: 6/24/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 7/13/2021 at 9:30 a.m.

Case Manager: Nick Eagleson, neagleson@adcogov.org, (720) 523-6878

Request: Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan

Applicant: ADAMS COUNTY

Description of Area: The Subarea is bounded by I70 to the south, 72nd Avenue to the north, Hudson Road to the west, and Harback Road to the east.

Virtual Meeting and Public Comment Information:

Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor and will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number PLN2021-00005
Colorado Air and Space Port Subarea Plan

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org

Agency	Contact Information
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Bennett Fire Protection District #7	Captain Caleb J Connor 355 4th St Bennett CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
Bennett Fire Protection District #7	Chief Earl Cumley 355 4th St Bennett CO 80102 303-644-3572 earlcumley@bennettfirerescue.org
Bennett Parks & Recreation District	Leila Schaub 455 S 1st Street Bennett CO 80102-0379 303-644-5040 director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Box Elder Water & Sanitation District	Barbara Vander Wall c/o Collins, Cockrel, & Cole P.C. 390 Union Boulevard, Suite 400 Lakewood CO 80228 303 770-2700

Agency	Contact Information
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 303.739.7000 atibbs@auroragov.org
City of Aurora - Aurora Water	Marshall Brown 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 mbrown@ci.aurora.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Intermountain Rural Electric Association (IREA)	Customer Contact 5496 N US Hwy 85 Sedalia CO 80135 303-688-3100 customercontact@irea.coop
Intermountain Rural Electric Association (IREA)	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 720.733.5493 bkaufman@irea.coop
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US

Agency	Contact Information
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC.	DIANA HUTCHERSON P.O. BOX 96 WATKINS CO 80137 720 891-2192
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
Rocky Mountain Rail Park Metropolitan District	Brian Fallin Rail Land Company LLC 4601 DTC Blvd Ste 120 Denver CO 80237 303-872-3451 bfallin@rockymountainindustrials.com
TRANSPORT METROPOLITAN DISTRICT NO. 1	GARY R WHITE c/o White Bear & Ankele 1805 SHEA CENTER DR, SUITE 100 HIGHLANDS RANCH CO 80129 303 858-1800
UNION PACIFIC RAILROAD	Anna Dancer 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-2255 aldancer@up.com

1800 WATKINS ROAD LLC
7268 S TUCSON WAY
CENTENNIAL CO 80112-3920

ALBI JOSEPH R AND
ALBI SHAROLYNN D
8631 E. YALE AVE., UNIT F
DENVER CO 80231

1950 DENVER AVE LLC
1950 CHAMBERS RD
AURORA CO 80011-4621

ALVARADO DONALD H AND ALMA D
31606 BROADMOOR DR
EVERGREEN CO 80439

2552 GENTRY PL LLC
26822 RICHARDS CIR
ELIZABETH CO 80107-6206

AMBRO AND SON LLP
2000 AMES DR
BURNSVILLE MN 55306-5096

2661 ECLIPSE WATKINS LLC
C/O ELIZABETH C MILLER
13103 E FLORIDA PL
AURORA CO 80012-5313

AMERICAN STORAGE CENTERS INC
C/O CORNELIA M WHITE
345 HOWELL AVE
BRUSH CO 80723-1731

ABRAMS FARM LLC
700 17TH ST STE 650
DENVER CO 80202-3545

ARDIZZONE II JOSEPH WILLIAM
32511 E COLFAX AVE
WATKINS CO 80137-8703

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

ASTRA REALTY LLC
C/O MICHAEL J WILLIAMS
6571 TREMOLITE DR
CASTLE ROCK CO 80108-7534

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BARANWAY JOHN B
35500 E COLFAX AVE APT H-1
WATKINS CO 80137-9008

ADERHOLT FRANK M AND
ADERHOLT MARY Q
PO BOX 535
WATKINS CO 80137-0535

BARBO WALTER
12579 E CEDAR AVE
AURORA CO 80012

AERIAL SURVEYS INTERNATIONAL LLC
ATTN MARK SCHUBERT
PO BOX 130
WATKINS CO 80137

BARLOW SHANE
7580 SCHUMAKER ROAD
BENNETT CO 80102

AIR SPRAYERS INC
PO BOX 12
TWO BUTTES CO 81084-0012

BARNAWAY JOHN B
35500 E COLFAX AVE APT H-1
WATKINS CO 80137-9012

BEA HANGARS LLC
13465 W 7TH DR
LAKEWOOD CO 80401-4611

BLUE SKIES AVIATION LLC
C/O ROBERT EHLINGER
78 KAILA PL
KIHEI HI 96753-6517

BECKER BRENTON R
5400 N SCHUMAKER RD
BENNETT CO 80102-9103

BONN GEORGE J AND
BONN VELMA
1130 S 97TH STREET
MESA AZ 85208-3116

BECKER DUANE L TRUST AND
BECKER CHERYL A TRUST
44890 E 64TH AVE
BENNETT CO 80102-9164

BRISTOL BAY CAPITAL LLC
37451 BEECHCRAFT WAY APT 1
WATKINS CO 80137-7134

BEJARANO RICHARD AND
BEJARANO HORACIO
18200 E 136TH AVENUE
BRIGHTON CO 80603

BRONCO PIPELINE COMPANY
C/O CONOCOPHILLIPS COMPANY PROPERTY TAX DEPT
MIDLAND TX 79705-5421

BENNETT CLAUDE
8730 WESTMINSTER TERRACE # 3410
DALLAS TX 75243-4212

BROOKHAVEN PROPERTIES 1 LLC
9247 N 63RD ST
LONGMONT CO 80503-9055

BENNETT FIRE PROTECTION
DISTRICT NO 7
825 SHARI S COURT
BENNETT CO 80102-7804

BROOKHAVEN PROPERTIES 1W LLC
7575 E 29TH PL APT 4029
DENVER CO 80238-4076

BENSAM SCHUMAKER LLC
7459 S DEPEW ST
LITTLETON CO 80128-7009

BROOKHAVEN PROPERTIES INC
7575 E 29TH PL UNIT 4029
DENVER CO 80238-4076

BERE LLC
80 INVERNESS DR E
ENGLEWOOD CO 80112-5142

BROOKLYN LLC
5441 GOLDEN CURRANT WAY
PARKER CO 80134-2708

BLACK ANDREW J AND
LEW-BLACK KAREN J
16516 LAS BRISAS DR
BROOMFIELD CO 80023-8071

BROWN CLIFTON H AND
BROWN DONNA A
9586 W VICTORIA DR
LITTLETON CO 80128-7301

BLACKMON DAVID G
40392 E ARIZONA AVE
BENNETT CO 80102-8434

BUFFALO AVIATORS LLC
8541 IOWA PL
DENVER CO 80231-2741

BURLACE THOMAS JOSEPH AND
BURLACE DEBORAH ANN
3592 S VENTURA WAY
AURORA CO 80013

CHESTER STEVEN GEORGE
7454 S COOLIDGE WAY
AURORA CO 80016-5231

CABRAL DENNIS R AND
CABRAL JESSICA
PO BOX 51
WATKINS CO 80137

CISSELL VINCENT J
5860 S GREENWOOD ST
LITTLETON CO 80120-2206

CAMACHO ALFONSO
5405 LISBON ST
DENVER CO 80249

CITY AND COUNTY OF DENVER
ATTN REAL ESTATE DEPT
8500 PENA BLVD
DENVER CO 80249-6340

CARDENAS CABRAL MANUEL
562 NILE ST
AURORA CO 80010-4732

CITY OF AURORA
15151 E ALAMEDA PARKWAY 5TH FLOOR
AURORA CO 80012

CARLSON GEORGE B AND
CARLSON MARY F
7561 KELTY TR
FRANKTOWN CO 80116

CITY OF AURORA
15151 E ALAMEDA PKWY 3RD FLOOR
AURORA CO 80012

CASILLAS JESUS AND
CASILLAS TERESA
32721 E COLFAX AVE
WATKINS CO 80137-8700

CLEM WILLIAM B III
PO BOX 330
WATKINS CO 80137-0330

CAVENDER JAMES S AND
CAVENDER KAREN S
PO BOX 262
WATKINS CO 80137

CO LAND ACQUISITIONS LLC
1724 N GILPIN ST
DENVER CO 80218-1206

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015

COLABELLO TERRI SUSAN AND
COLABELLO DAVID A
532 TOLEDO ST
AURORA CO 80011

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015-6637

COLORADO AIRCRAFT HANGARS LLC
C/O BILLY J WATKINS
16300 YOSEMITE STREET
BRIGHTON CO 80602

CHELSEA INVESTMENTS LLC
5700 S QUEBEC ST STE 102
GREENWOOD VILLAGE CO 80111-2009

COLORADO HANGARS LLC
13000 E CONTROL TOWER RD
ENGLEWOOD CO 80112-4156

COLORADO SHARED SOLAR I LLC
211 CARNEGIE CTR
PRINCETON NJ 08540-6213

CROSS COUNTRY PIPELINE SUPPLY
2420 URAVAN ST
AURORA CO 80011

CONOCOPHILLIPS COMPANY
C/O CONOCOPHILLIPS COMPANY PROPERTY TAX DEPT
MIDLAND TX 79705

CUYUN ANGIE ROSARIO
1981 CLAY ST
WATKINS CO 80137-6817

COPELAND HOLDING LLC
6397 W PRENTICE AVE
LITTLETON CO 80123-5195

D&G AVIATION LLC
C/O JASON GILLIS
DENVER CO 80216-1907

CORDER CASPER I AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137

DANHAUER PATRICIA ELAINE FAMILY TRUST
2812 COUNTRYSIDE TRL
KELLER TX 76248-8308

CORDER CASPER L AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137-6817

DANKO DANNI R AND DANKO L R UND 2/3 INT
AND CERVI MIKE UND 1/3 INT
2671 SOUTH KEARNEY ST
DENVER CO 80222

CORDER CASPER L AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137

DAVIS HAROLD K AND
DAVIS SHARON A
135 ANDERSON ST
WATKINS CO 80137

COSTNER BRENDA L AND PETER J
12511 LEYTON COURT
TOMBALL TX 77377

DENVER ROCK ISLAND RAILROAD
3400 E 56TH AVE
COMMERCE CITY CO 80022-3620

COUNTRY MANOR PROPERTIES LLC
4846 S JOPLIN ST
AURORA CO 80015-1715

DENVER ROCK ISLAND RAILROAD
ATTN FORREST MARS
3400 E 56TH AVE
COMMERCE CITY CO 80022-3620

CRISMAN E KENT
41775 E 48TH AVE
BENNETT CO 80102

DIEHL AND ASSOCIATES LLC
346 BERE A
JEFFERSON TX 75657-6524

CRONK GEORGE F AND
CRONK MARILYN J
43905 E 64TH AVE
BENNETT CO 80102-9104

DILLOW ERIC AND DILLOW STACY
13725 W AUBURN AVE
LAKEWOOD CO 80228

DJ SOUTH INFIELD GATHERING LLC
1600 BROADWAY STE 2400
DENVER CO 80202-4921

EARL AND MARY CRISMAN LLC
41635 E 48TH AVE
BENNETT CO 80102-9100

DODD ARHTUR E AND
DODD WILMA B
3316 KLONDIKE PLACE
CASTLE ROCK CO 80108

EL CHUCHO LLC
C/O STAN PETERS
5926 S JASMINE STREET
ENGLEWOOD CO 80111

DOUGLASS DONALD R AND
DOUGLASS LINDA K
6870 FOX CREEK TRL
FRANKTOWN CO 80116-9670

ELDRIDGE CLEBERNE D
1595 S TENNYSON ST
DENVER CO 80219-4431

DRAKE ACRES LLC UND 50% INT /CUNNINGHAM
CONNER ELIZABETH REVOC TRUST 50% INT
PO BOX 17443
GOLDEN CO 80402-6024

ELEVATION MIDSTREAM LLC
370 17TH ST STE 5300
DENVER CO 80202-5653

DUNNING DAN C
2555 PIGGOTT ROAD
STRASBURG CO 80136

ELLIOTT JAMES C AND
ELLIOTT DIANA L
12974 N TOMAHAWK ROAD
PARKER CO 80138

DYE DAVID O AND DYE CHERYL A
4101 IMBODEN MILE RD/BOX 36
WATKINS CO 80137-0036

ELRICK DONALD G AND
ELRICK JANICE D
1935 ANDERSON ST
WATKINS CO 80137-6818

E 43 COMPLEX WINDCHASER CONDOMINIUM
ASSOCIATION INC
2105 ROBB ST
LAKEWOOD CO 80215-1252

END-IRA INC FBO RODNEY W LUECK IRA
PO BOX 749
MORRISON CO 80465-0749

E AND E INVESTMENTS INC
C/O DAVID ENGBRECHT
34450 E 25TH AVE
WATKINS CO 80137-7135

ESPINAL AUSENCIA NAVA
3007 CIMARRON ST
AURORA CO 80011-2225

EAGLE HANGAR I CONDO ASSOCIATION
C/O PHILLIP RUTHERFORD
649 MONROE ST
DENVER CO 80206

ESTRADA GUSTAVO/BONILLA DE ESTRADA
MARIA D/ESTRADA CESAR
31795 E 2ND CT
WATKINS CO 80137-6821

EAMES DAVID W
2373 HASKELL WAY
WATKINS CO 80137-7139

EXPLORCO LLC
C/O STEVEN R DAVIS AND AMELIA Y DAVIS
4058 HISTEAD WAY
EVERGREEN CO 80439-8433

FAULKISON BRIAN
3755 S LOOKOUT HILL ST
WATKINS CO 80137-7108

FRONT RANGE HANGAR 19 CONDOMINIUM
ASSOCIATION ATTN SONNY J HIGNITE
1910 BALTIMORE DR
ALLEN TX 75002-2624

FEDOROWICZ WALTER AND
FEDOROWICZ SUE E
16259 E NASSAU DR
AURORA CO 80013-2725

FRONT RANGE HANGER 8 LLC
1268 NORTHRIDGE CT
GOLDEN CO 80401-8562

FIELDHAND AVIATION LLC
SPAUR CHUCK
3911 S ELKHART ST
AURORA CO 80014-4112

FRONT RANGE PIPELINE LLC
C/O LAND DEPT
HOUSTON TX 77210-4324

FISCHER DALE
12510 E ILIFF AVE SUITE 300
AURORA CO 80014

FRONT RANGE RV STORAGE LLC
6159 S KINCAID ST
BENNETT CO 80102-8304

FISHER FLOYD R SR TRUSTEE OF THE
FISHER FLOYD SR REVOCABLE TRUST THE
PO BOX 815
HIGLEY AZ 85236-0815

FTG1 HANGER CONDOMINIUM ASSOCIATION
C/O JERRY L BALLARD
PO BOX 2548
EVERGREEN CO 80437-2548

FLOYD KATHLEEN R
4511 ABILENE ST
DENVER CO 80239-4973

GALLEGOS DANIEL J
PO BOX 1366
CHEYENNE WY 82003-1366

FRONT RANGE 1-70 CAPITAL ASSETS LLC
C/O JEFFREY SMITH
500 106TH AVE NE UNIT 3815
BELLEVUE WA 98004-8694

GALLEGOS DANIEL J AND
GALLEGOS MARCIA J
PO BOX 1366
CHEYENNE WY 82003-1366

FRONT RANGE AIRPORT EXECUTIVE
HANGAR NO 1 CONDO ASSOC INC
PO BOX 74
WATKINS CO 80137-0074

GARCIA ALEJANDRO
3295 IMBODEN RD
WATKINS CO 80137-8901

FRONT RANGE CO LLC
16130 VENTURA BLVD #510
ENCINO CA 91436-2538

GATES JAY C UND 1/2 INT AND HOLLENDORFER
FREDERICK C/KONECNY DONA M UND 1/2 INT
500 YOSEMITE WAY
DENVER CO 80230-6540

FRONT RANGE CO LLC
16130 VENTURA BLVD #510
ENCINO CA 91436-2538

GCSA LLC
PO BOX 5
WATKINS CO 80137-0005

GIDLEY GARRETT SETH AND
GIDLEY ASHLEY HILLARY
50 ASPEN VLG
ASPEN CO 81611-9652

HAWKEYE RIGHT NOW LLC
77 CERVANTES ROAD
REDWOOD CITY CA 94062

GILLESPIE WILLIAM M
PO BOX 292
BENNETT CO 80102-0292

HAWTHORNE FAMILY LIMITED
PARTNERSHIP LTD
2126 CO RD S
WIGGINS CO 80654-9010

GILMAN ERNEST BRUCE
PO BOX 8
WESTON CO 81091-0008

HAYES DAVID M
PO BOX 270042
LITTLETON CO 80127

GMJ FAMILY TRUST
7025 S ANDES CIR
CENTENNIAL CO 80016

HB1 LLC
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

GOMEZ JESUS M
16747 E 97TH PL
COMMERCE CITY CO 80022-7130

HB2 LLC
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

GUSTTE PHILIP O AND
GUSTTE TIFFANY A
8511 THUNDERBIRD RD
PARKER CO 80134-5724

HEGG MARK
4001 NEVIS ST
BOULDER CO 80301

GUTIERREZ GUSTAVO MORENO
PO BOX 423
WATKINS CO 80137-0423

HEIN DUSTON
12991 N SIERRA CIR
PARKER CO 80138-8731

HAGAN JON ERIC AND
ONSTOTT-HAGEN MARCELINE LYNN
PO BOX 273
WATKINS CO 80137-0273

HICKEY CHARLES E
7076 BOREAS ROAD
LARKSPUR CO 80118

HANGAR SPACE LLC
C/O PEGGY LONG
PO BOX 65
BLACK HAWK CO 80422-0065

HIGNITE SONNY J
1910 BALTIMORE DR
ALLEN TX 75002-2624

HAUET WILLIAM A AND
HAUET VALERIE A
41420 HIWAY 36
BENNETT CO 80102

HILLSIDE COUNTRY HOMES INC
595 PALMER AVE
BENNETT CO 80102

HOFFMANN GREGORY LEE
7428 S OGDEN WAY
CENTENNIAL CO 80122-1473

IVANY HUGH SCOTT AND
IVANY KARI L
3736 RICHARD EVELYN BYRD ST APT A
ANCHORAGE AK 99517-2347

HOOKEER WILLIAM M TRUSTEE
OF HOOKEER FAMILY TRUST
PO BOX 3856
SAN LUIS CA 93403-3856

JAZUN CARLOS WALTER
5811 CANTRELL CT
PARKER CO 80134-5801

HOWELL NICHOLAS A
4001 S CHERRY ST
ENGLEWOOD CO 80113-5082

JENSEN ART AND
JENSEN GAIL
13632 SHILOH DR
CONIFER CO 80433-5134

HOWELL NICK AND MITCHELL MATT AND
COLVIN CLU
1550 S DE GAULLE CIR
AURORA CO 80018-6025

JENSEN TERRY L KAYNE TRUST 50% INT AND
JENSEN VICKI D LIVING TRUST THE 50% INT
1565 GENESEE RIDGE RD
GOLDEN CO 80401-8000

HUGHBANKS JAMES B
PO BOX 646
EVERGREEN CO 80437

JOBES ROY A
623 E 111TH PLACE
NORTHGLENN CO 80233

HYATT JOHN H
4825 BEL AIR BLVD
WICHITA FALLS TX 76310-1480

JOHNSON JAMES
7399 CALHOUN
BYERS CO 80103

IBOA-MONTES MARIA GUADALUPE
1085 W 1ST AVE UNIT M
JUNCTION CITY OR 97448-1029

JOHNSON MARK M AND
JOHNSON SHARON S
PO BOX 141
WATKINS CO 80137-0141

INMAN BROCK
INMAN ASHLEY
7550 MANILLA RD
BENNETT CO 80102

JONES JAMES
8643 W 64TH WAY
ARVADA CO 80004-3219

IRWIN ANDREW J
6044 S MEADOWLARK PLACE
CASTLE ROCK CO 80104

JONES JOYCE A
10448 REMMICK RIDGE ROAD
PARKER CO 80134

IRWIN ANDREW J
6044 S MEADOWLARK PL
CASTLE ROCK CO 80109

KAMERRA LLC
1250 S BUCKLEY RD UNIT I-246
AURORA CO 80017-4150

KASTENHOLZ DAGMAR
9151 SUGARSTONE CIR
HIGHLANDS RANCH CO 80130-4420

LARATO URSULA ELEANOR
96 LOOKOUT MOUNTAIN RD
GOLDEN CO 80401-9517

KELLEY TRUCKING INC
6201 MC INTYRE ST
GOLDEN CO 80403

LARSON LANNY J AND LARSON DEBORAH L TRUSTEES
OF THE
LARSON REVOCABLE TRUST
15 RAINBOW VALLEY RD
PLACITAS NM 87043-8800

KIOWA CREEK PRESERVE HOLDING LLC
PO BOX 25
WINTER PARK CO 80482-0025

LAZY K BAR C LLC
41775 E 48TH AVE
BENNETT CO 80102-9100

KLAUSNER ERMA M
41070 US HWY 36
BENNETT CO 80102

LEE BRIAN AND LEE SAMANTHA AND
POCH ARTHUR L
1932 S OAKLAND ST
AURORA CO 80014-1129

KLV INVESTMENTS LLC
4495 W LINDBERGH WAY
CHANDLER AZ 85226-4731

LEMON RICHARD A
2519 MIDDLETON BEACH RD
MIDDLETON WI 53562-2912

KOOKEN THOMAS AND
WOTOVITCH MICHAEL ERIK
783 S YOUNGFIELD CT
LAKEWOOD CO 80228-2812

LIFSEY WALT
800 YORK ST
DENVER CO 80206-3750

KOONTZ DENNIS E AND
KOONTZ CELESTE N
2552 E TERRARIDGE DRIVE
HIGHLANDS RANCH CO 80126

LISCO CARROLL J REVOCABLE TRUST OF THE
430 TANK FARM RD
DOUGLAS WY 82633-9269

L AND S CAPITAL LTD
800 US HIGHWAY 36
BYERS CO 80103-9700

LONG MARK D
4959 BAYOU HILLS RD
PARKER CO 80134-5156

L SQUARED PROPERTIES LLC
6825 E HAMPTON AVE SUITE 200
DENVER CO 80224

LOPEZ ANTONIO ALBERTO AND
LOPEZ ALBERTO ANTONIO
18961 E KENT CIR
AURORA CO 80013-3635

LANGE JOHN P AND
LANGE VIVIAN J
182 S ROSEMARY ST
DENVER CO 80230-6966

LOPEZ MARY ANN AND
CRISMAN E KENT
41635 E 48TH AVE
BENNETT CO 80102

LOWELL BRET I
19520 E DICKENSON PL
AURORA CO 80013

MC DEAL INVESTMENTS LLLP
8521 E ILIFF DR
DENVER CO 80231

LUBERSKI PROPERTIES LLC
310 N HARBOR BLVD STE 205
FULLERTON CA 92832-1954

MC GOVERN THOMAS F
2285 BEACHAM DRIVE
CASTLE ROCK CO 80104

LUECK RODNEY W AND
LUECK LISA E
PO BOX 749
MORRISON CO 80465-0749

MC INTOSH THOMAS E AND
MC INTOSH PEGGY S
2500 FAIRPLAY WAY
AURORA CO 80011-2999

LUNA APALEMON
142 S IRVING ST
DENVER CO 80219-2036

MC MILLAN R SCOTT
31097 BIG BEAR DR
EVERGREEN CO 80439-9679

LUNA MAURA AND
HERRERA DAVID
3500 KALISPELL ST
AURORA CO 80011-1500

MCGRATH JOHN J AND
MCGRATH JULIE K
5265 S YOUNGFIELD CT
LITTLETON CO 80127-1502

LUNA-BANUELOS APALMON AND
LUNA ESTHER
142 S IRVING ST
DENVER CO 80219-2036

MEHEEN ENGINEERING CORPORATION PROFIT
SHARING PLAN TRUST
475 HILLSIDE DR
SILVERTHORNE CO 80498-9562

MAES ROBERT E JR AND
MAES LINDA
PO BOX 85
WATKINS CO 80137-0085

MENDOZA AGUIRRE JUAN GABRIEL
9631 LARK ST
FEDERAL HEIGHTS CO 80260-5740

MARKS JAMES
5790 TRUCKEE ST
CENTENNIAL CO 80015-3094

METHVEN MARIANNE
3405 PECAN PARK DR
FLOWER MOUND TX 75022

MAYNE KARLA S
7350 MANILLA RD
BENNETT CO 80102

MICHAEL JEFFREY B AND
WOODS ERIK K
36488 COUNTY ROAD 13
ELIZABETH CO 80107-8202

MC CLAIN BETTY S AND
MC CLAIN NEIL L
3375 SOUTH ASH STREET
DENVER CO 80222-7254

MIKE AND JIM KRUSE PARTNERSHIP
72 CASCADE AVE
ALAMOSA CO 81101-2626

MILLER JASON A AND LINDA S
7590 SCHUMAKER ROAD
BENNETT CO 80102

MOSHER STEVEN AND
MOSHER CHRISTINE
9595 PECOS STREET SPACE 597
DENVER CO 80221

MINIS ADON CORPORATION
C/O ROBERT D SELIM
4904 KINGSTON DRIVE
ANNANDALE VA 22003-6149

MP AVIATION INVESTMENTS LLC
ATTN JAY R MELVEY
3155 CHAMBERS RD UNIT A
AURORA CO 80011-1320

MK LLLP
1600 N HUDSON RD
WATKINS CO 80137-6800

MPG MADEAN TRUCKING LLC
10700 WIREWAY DR
DALLAS TX 75220-2311

MOENCH RONALD F AND
MOENCH KELLY M
32555 FRONT ST N
WATKINS CO 80137-6711

MUNDELL JOHN SAMUEL
9910 MANILLA RD
BENNETT CO 80102-9582

MOGENSEN REBECCA SUEZANNE
515 W LINCOLN AVE
BENNETT CO 80102-7898

MUTZIG STEVEN M
PO BOX 520
WATKINS CO 80137

MOLBERG LEONARD W AND
MOLBERG JUDITH A
13184 ROBINS DR
DENVER CO 80239-3720

MY HANGAR LLC
155 STEELE ST
DENVER CO 80206-5282

MONAGHAN FARMS INC
DELINE THOMAS
7950 E PRENTICE AVE STE 101
GREENWOOD VILLAGE CO 80111-2723

NAIMAN HAROLD E
703 DOWNING STREET
DENVER CO 80218

MORALES-ALEJANDRO HERIBERTO UND 62.5 % AND
AYALA ROBERT AKA AYALA-ROSADO ROBERTO UND 37
.5%
1143 LEWISTON ST
AURORA CO 80011-7415

NELSON AERO SERVICE LLC
13860 E HAMPDEN PL
AURORA CO 80014-4137

MORELOCK KENNETH M AND
MORELOCK E RAYNETTE
41140 HIWAY 36
BENNETT CO 80102

NELSON AERO SERVICE LLC
13860 E HAMPDEN PLACE
AURORA CO 80014

MORTENSON AVIATION LLC
5286 COLINA PL
PARKER CO 80134-5632

NELSON DON
13860 E HAMPDEN PL
AURORA CO 80014-4137

NGUYEN DUC AND DO HOI
870 CULBERTSON AVE
MYRTLE BEACH SC 29577-1212

PADILLA VICTOR R AND
PADILLA ILANA C
31800 2ND CT
WATKINS CO 80137

NICHOLS JULIETTE
C/O TRUST DIVISION UNITED
PO BOX 1059
CLARKSDALE MS 38614-1059

PARK JE KYUNG
1557 PEORIA ST
AURORA CO 80010-2829

NOBO INC
1265 YELLOW PINE AVE
BOULDER CO 80304-2264

PARK JOONG HO AND
PARK KYO OK
5415 S HANNIBAL COURT
CENTENNIAL CO 80015

NORLOFF RICHARD W
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

PEGASUS AVIATION LLC
ZILIK GARY P
13342 S OMAHA ST
PINE CO 80470-9519

O MALLEY SUZANNE LOUISE
11586 EAST STALLION DRIVE
PARKER CO 80138

PENNEY JOHN C AND
PENNEY STEPHANIE A
30141 STOWE CT
EVERGREEN CO 80439-9421

O NEILL CATHY
45700 US HIGHWAY 36
BENNETT CO 80102-8629

PERARO THOMAS A
2524 S DAWSON WAY
AURORA CO 80014-2414

O NEILL PHILIP AND
O NEILL CATHY
PO BOX 486
WATKINS CO 80137-0486

PERARO THOMAS A
2524 S DAWSON WAY
AURORA CO 80014

OLYMPIC NW AVIATION LLC
1401 WEWATTA ST UNIT 607
DENVER CO 80202-1346

PESTINGER DALLAS A ET AL
3653 MORRISON LN
JOHNSTOWN CO 80534-9447

ON-AIR FAMILY LLC
1776 E TUFTS AVENUE
ENGLEWOOD CO 80113

PILAND LOWELL
43651 E 38TH AVE
BENNETT CO 80102-8846

OTT LAWRENCE P AND
OTT THERESA L
18999 MITCHELL PL
DENVER CO 80249-7158

PILAND LOWELL D AND
PILAND SARA A
43651 E 38TH AVE
BENNETT CO 80102-8846

PILAND VIRGIL
6311 SCHUMAKER RD
BENNETT CO 80102-9150

RAIL LAND COMPANY LLC
4601 DTC BLVD STE 120
DENVER CO 80237-2575

PINEDO MARCELINO AND
PINEDO BELINDA
41220 E HIGHWAY 36
BENNETT CO 80102

RANCHO COACHELLA PROPERTIES LP
1570 LINDA VISTA DR
SAN MARCOS CA 92078-3808

POWELL PROFESSIONAL PARTNERSHIP
2759 CASTLE CREST DRIVE
CASTLE ROCK CO 80104

RANDALL INVESTMENTS
9888 WHISTLING ELK DRIVE
LITTLETON CO 80127

PRAIRIE VIEW PROPERTY
OWNERS ASSOCIATION
PO BOX 96
WATKINS CO 80137-0096

REAMEY JAMES R JR AND
REAMEY SENIA N
188 N BUCHANAN CT
AURORA CO 80018-1545

PRENTICE WILLIAM S
15461 FAIRWAY DR
COMMERCE CITY CO 80022-5221

RED OAKS FARM INC
3092 S GRAY ST
DENVER CO 80227-3817

PRICE THOMAS R J ET ALS
770 IOWA AVE
STRATTON CO 80836-1327

REMINGTON S A
40940 HIWAY 36
BENNETT CO 80102

PROPERTY RESERVE INC
C/O LDS TAX DIVISION
PO BOX 511196
SALT LAKE CITY UT 84151-1196

REVOCABLE TRUST OF CARROLL J LISCO THE
430 TANK FARM ROAD
DOUGLAS WY 82633

PROSPER FARMS INVESTMENTS LLC
5641 BROADWAY
DENVER CO 80216-1021

RH CHUAPOCO INVESTMENTS LLC
PO BOX 460850
AURORA CO 80046-0850

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

RHOADS MITCHEL E
4755 W 30 N
ANGOLA IN 46703-8725

QUALLS AND PALMER LLC
6288 STATION MILL DR
PEACHTREE CORNERS GA 30092-1890

RICHMAN MARCIA A REVOCABLE TRUST ET AL
3040 KOEPKE RD
NORTHBROOK IL 60062-5820

RMI AVIATION INC
4655 COLORADO BLVD
DENVER CO 80216-3217

SIEGMAN DAVID W
2495 SCHUMAKER ROAD
BENNETT CO 80102

RUEDY JASON
3255 S BIRCH ST
DENVER CO 80222-7208

SIEGMAN THOMAS AND PATRICIA TRUST
PO BOX 234 /475 3RD ST
BENNETT CO 80102

RUEHLE JANE L AND
RUEHLE WALTER J
14000 E PROGRESS WAY
AURORA CO 80015-1116

SNEED ROBERT E
330 JASMINE STREET
DENVER CO 80220

SALAS JUAN M AND
TELLEZ JAILENE
1950 GILMORE ST
WATKINS CO 80137-6811

SNIDER JOY MARIE TRUSTEE OF THE JOY
MARIE SNIDER TRUST ET AL
1246 SHELDON DRIVE
BRENTWOOD CA 94513

SAYLER PEARL L UND 1/2 INT AND
SAYLER BRIAN DEAN UND 1/2 INT
3685 SOUTH KITTREDGE NO. A
AURORA CO 80013

ST JOHN THE BAPTIST SERBIAN
ORTHODOX CHURCH
9305 W CEDAR AVE
LAKEWOOD CO 80226-1045

SCHAT DENNIS
1950 DENVER RD
WATKINS CO 80137

STATE OF COLORADO DEPARTMENT OF
MILITARY AFFAIRS
6848 S REVERE PKWY
ENGLEWOOD CO 80112-6709

SCHUBERT MARK J AND
MACKE RONALD J
PO BOX 130
WATKINS CO 80137-0130

STATHOPOULOS ATHANASEA CONSTAN
4014 S NIAGARA WAY
DENVER CO 80237

SENN DAVID M
SENN DONNA M
7138 S ULSTER ST
CENTENNIAL CO 80112-1847

STEWY LLC
C/O JAMES WARD
AURORA CO 80044-1248

SENN DAVID M AS TRUSTEE OF THE
SENN DAVID M REVOCABLE TRUST
7138 S ULSTER ST
CENTENNIAL CO 80112-1847

STOKER KENT E AND
STOKER BRENT A
41340 E HIWAY 36
BENNETT CO 80102

SHANNON ANN C TRUST AND
CARLSON DEAN W AND CARLSON CURTIS W
4531 REED ST
WHEAT RIDGE CO 80033-3521

SUN DEVELOPMENT LP
C/O PETROLEUM WHLSALE /JENNIFER ARNOLD
PO BOX 4456
HOUSTON TX 77210

SUNDINE ALBERT REED AND
SUNDINE CAROLE DIANNE
15928 QUARRY HILL DR
PARKER CO 80134

TOVAR EQUIPMENT SOLUTIONS INC
123 N BILOXI WAY
AURORA CO 80018-1544

SUNGWOO INC
32691 E COLFAX AVE
WATKINS CO 80137-8727

TRICON INDUSTRIES INC
6195 S FUNDY WAY
AURORA CO 80016-3861

SZABO ZOLTAN AND
SZABO EVA
5100 SCHUMAKER RD
BENNETT CO 80102-9148

TRUONG TONY
948 SE 9TH AVE
POMPANO BEACH FL 33060-9508

T-83 COMPLEX WINDCHASER CONDOMINIUM
9961 CHAMBERS DR
COMMERCE CITY CO 80022-9328

TRUPP LAND MANAGEMENT LLC
45815 E 56TH AVE
BENNETT CO 80102-9107

TAYLOR DAVID R
9351 ROADRUNNER ST
HIGHLANDS RANCH CO 80129-6408

TRUPP RANDALL JOHN
45815 E 56TH AVE
BENNETT CO 80102-9107

TEAGUE ELSBETH L TRUST
14050 E LINEVALE PL NO. 404
AURORA CO 80014

TRUPP REAL ESTATE IV LLLP
45815 E 56TH AVE
BENNETT CO 80102-9107

THE JAMES AND ELAINE TAPP FAMILY TRUST
2797 S LISBON WAY
AURORA CO 80013-9054

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES
VANDYK GERRIT A/DOROTHY M JT REVOC TRUST
920 ANTELOPE DR W
BENNETT CO 80102-8676

THE LEWIS FAMILY TRUST
24313 N FM 219
STEPHENVILLE TX 76401-9161

VANCE GARY M AND
VANCE DEBRA L
2545 HASKELL PL
WATKINS CO 80137-7138

THOMPSON ROBERT M AND
THOMPSON JILL M
10686 E DORADO PLACE
ENGLEWOOD CO 80111

VANDOORN DAVID D AND
VANDOORN SANDRA
41540 US HWY 36
BENNETT CO 80102-7858

THOMPSON ROBERT M AND
THOMPSON JILL M
8547 E ARAPAHOE ROAD NO. J-424
GREENWOOD VILLAGE CO 80112

VAUGHN KAREN J AND
VAUGHN MICHAEL L
12575 TUCSON ST
HENDERSON CO 80640-9447

VES LLC
7036 NEWCOMBE ST
ARVADA CO 80004

WEBSTER RONALD C SR REV TRUST 50%
WEBSTER RONALD C JR/JUDY C 50% INT
2105 ROBB ST
LAKEWOOD CO 80215-1252

VW AIRCRAFT HANGAR LLC
C/O ROBERT E VENOHR
4037 S SABLE CIR
AURORA CO 80014-5177

WEBSTER RONALD C SR UND 1/2 INT AND
WEBSTER RONALD C JR/JUDY C UND 1/2 JT
2105 ROBB ST
LAKEWOOD CO 80215-1252

WALTERS ANTHONY L AND
WATLERS KELLY P
41280 E HIWAY 36
BENNETT CO 80102

WEST BENNETT ASSOCIATES LTD
7400 E CRESTLINE CIRCLE SUITE 150
GREENWOOD VILLAGE CO 80111

WARNER LILLIAN M
50700 E 38TH AVE
BENNETT CO 80102-8913

WESTERN TRANSPORT LLC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WATKINS DEVELOPMENT ASSOCIATES LLC
1207 ASCOT AVE
LITTLETON CO 80126-3057

WESTERN TRANSPORT LLC
C/O CORPORATE CREATIONS NETWORK INC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WATKINS ELEVATOR INC
PO BOX 72
WATKINS CO 80137

WHITE FAMILY REVOCABLE TRUST
C/O CORNELIA M WHITE
345 HOWELL AVE
BRUSH CO 80723-1731

WATKINS HOSPITALITY LLC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

WIEBOLD ROBERT T
5187 SAGE THRASHER RD
PARKER CO 80134-2738

WATKINS INVESTMENT GROUP LTD
C/O RANDY AND KAREN TOLER
12295 W 34TH PL
WHEAT RIDGE CO 80033-5248

WILSON ELIZABETH
PO BOX 268
WATKINS CO 80137-0268

WATKINS STORAGE COMPANY LLC
1565 GENESEE RIDGE RD
GOLDEN CO 80401-8000

WILSON ELIZABETH A
PO BOX 268
WATKINS CO 80137-0268

WEBSTER RON
PO BOX 7
WATKINS CO 80137-0007

WINDER TALLON
1931 GILMORE ST
WATKINS CO 80137-6811

WOLFF CHRISTINE
16 S NOME ST UNIT D
AURORA CO 80012-1272

BARGER JOSEPH M
OR CURRENT RESIDENT
2982 HASKELL CT
WATKINS CO 80137-7113

WOLTMAN TERRY L TRUSTEE UNDER THE
TERRY L WOLTMAN LIVING TRUST
PO BOX 267
BENNETT CO 80102-0267

BERKEY FREDERIC L AND JEWEL D
OR CURRENT RESIDENT
31790 E 2ND CT
WATKINS CO 80137

WOODS KENNETH
7733 SCHUMAKER RD
BENNETT CO 80102

BISWURM GENEVIEVE K
OR CURRENT RESIDENT
2805 HASKELL CT
WATKINS CO 80137-7112

YOUNG FREDRIC WATSON
C/O CORNELIA M WHITE
345 HOWELL AVE
BRUSH CO 80723-1731

BOUSHEE TERRY AND
BOUSHEE SALLY
OR CURRENT RESIDENT
42560 E 64TH AVE
BENNETT CO 80102-9160

YOUNG WILLIAM A/MADELINE S AS
TRUSTEES OF W A YOUNG FAM TRS
345 HOWELL AVE
BRUSH CO 80723-1731

BOWMAN JOHN E AND
BOWMAN BIAMA E
OR CURRENT RESIDENT
2283 HASKELL WAY
WATKINS CO 80137-7139

ZUNDEL DANA J
PO BOX 2908
HOMER AK 99603

BRADEN NICHOLAS AND
BRADEN JUSTINE
OR CURRENT RESIDENT
33992 E 29TH AVE
WATKINS CO 80137-6717

FOX AEROSERVICES LLC
OR CURRENT RESIDENT
37505 CESSNA WAY
WATKINS CO 80137-7157

BREDVOLD JEFFREY
OR CURRENT RESIDENT
7250 N MANILA RD
BENNETT CO 80102-8963

ADAMS JORDAN AND
ADAMS ANYA
OR CURRENT RESIDENT
2993 FOUNTAIN HILL CT
WATKINS CO 80137-7116

BREWER FORREST L AND
BREWER VIDA L
OR CURRENT RESIDENT
33955 E 25TH AVE
WATKINS CO 80137-7143

AGNEW R ROGER AKA AGNEW RAYMOND R
OR CURRENT RESIDENT
4100 ECLECTIC ST
WATKINS CO 80137-7163

BRINKOETER RHONDA K
OR CURRENT RESIDENT
2585 HASKELL PL
WATKINS CO 80137-7138

ARDIZZONE II JOSEPH WILLIAM
OR CURRENT RESIDENT
32511 E COLFAX AVE
WATKINS CO 80137-8703

CARDIN JOHN C AND CARDIN DONNA F
OR CURRENT RESIDENT
41460 US HIGHWAY 36
BENNETT CO 80102-7857

CARMICHAEL BRETT M
OR CURRENT RESIDENT
2752 GENTRY COURT
WATKINS CO 80137

ENNIS CHIZUKO
OR CURRENT RESIDENT
2963 FOUNTAIN HILL COURT
WATKINS CO 80137

CARY DANIEL M JR AND
CARY HOLLY J
OR CURRENT RESIDENT
2875 HASKELL CT
WATKINS CO 80137-7112

FERRELL JAMES E AND
FERRELL FRANCES LYNN
OR CURRENT RESIDENT
1980 GILMORE ST
WATKINS CO 80137-6811

CASILLAS JESUS AND
CASILLAS TERESA
OR CURRENT RESIDENT
32721 E COLFAX AVE
WATKINS CO 80137-8700

FOX DALE AND FOX PRISCILLA
OR CURRENT RESIDENT
2952 FOUNTAIN HILL CT
WATKINS CO 80137-7116

CLARK NATHANIEL DAVID AND
CLARK DIANA M
OR CURRENT RESIDENT
7260 SCHUMAKER RD
BENNETT CO 80102-9604

FREIBERG WILLIAM E AND
FREIBERG JONI E
OR CURRENT RESIDENT
2563 GENTRY PLACE
WATKINS CO 80137

DELEHOY BRENT AND
SCHIEGEL PAULA
OR CURRENT RESIDENT
2274 HASKELL WAY
WATKINS CO 80137-7139

GAGNON PAUL D AND
GAGNON CHERYL L
OR CURRENT RESIDENT
2681 ECLIPSE ST
WATKINS CO 80137-7177

DENES ROLAND A
OR CURRENT RESIDENT
7204 SCHUMAKER RD
BENNETT CO 80102-9604

GINEZ MONICA AND
GINEZ JOSE F
OR CURRENT RESIDENT
2972 FOUNTAIN HILL CT
WATKINS CO 80137-7116

DOWD MICHAEL T AND
DOWD MEGAN E
OR CURRENT RESIDENT
33850 E 25TH AVE
WATKINS CO 80137

GUE ALTON E JR
OR CURRENT RESIDENT
2680 ECLIPSE ST
WATKINS CO 80137

EBERHARD FAMILY TRUST THE
OR CURRENT RESIDENT
2583 GENTRY PL
WATKINS CO 80137-7118

HALTOM ALAN AND
HALTOM TIFFANY
OR CURRENT RESIDENT
37800 CESSNA WAY HNGR 4E
WATKINS CO 80137-7186

ELRICK DONALD AND
ELRICK JANICE
OR CURRENT RESIDENT
1935 ANDERSON ST
WATKINS CO 80137-6818

HANLEY PETER J AND
HANLEY VIVIAN C
OR CURRENT RESIDENT
2962 HASKELL CT
WATKINS CO 80137-7113

ENGBRECHT DAVID AND
ENGBRECHT JENNIFER
OR CURRENT RESIDENT
34450 E 25TH AVE
WATKINS CO 80137-7135

HARRIS ROBERT
OR CURRENT RESIDENT
42700 E 64TH AVENUE
BENNETT CO 80102

HASTINGS ROBERT E
OR CURRENT RESIDENT
2950 ECLECTIC CT
WATKINS CO 80137-7117

LOPEZ MARY ANN
OR CURRENT RESIDENT
41635 E 48TH AVE
BENNETT CO 80102

HERRERA IVAN VARGAS AND
HERRERA JORGE
OR CURRENT RESIDENT
33375 E 26TH AVE
WATKINS CO 80137-6714

LUHRSEN LARS F AND
LUHRSEN COURTNEY B
OR CURRENT RESIDENT
33952 E 29TH AVE
WATKINS CO 80137-6717

HORVATH TIBOR AND
HORVATH VICTORIA
OR CURRENT RESIDENT
2263 HASKELL WAY
WATKINS CO 80137

MARTIN FAMILY TRUST THE
OR CURRENT RESIDENT
2505 HASKELL PLACE
WATKINS CO 80137

JACKSON DENNIS JOHN AND
JACKSON MEGAN MARIE
OR CURRENT RESIDENT
43100 E 64TH AVE
BENNETT CO 80102-9104

MARTIN STACEY AND
MARTIN LORI
OR CURRENT RESIDENT
2983 HASKELL CT
WATKINS CO 80137-7113

JAGMIN GENE T
OR CURRENT RESIDENT
2971 HANOVER COURT
WATKINS CO 80137

MAXWELL SHANNON K AND
MAXWELL GREGG A
OR CURRENT RESIDENT
41660 US HIGHWAY 36
BENNETT CO 80102-7859

JOHNSON GREGORY N AND
JOHNSON LESLEE T
OR CURRENT RESIDENT
2542 GENTRY PLACE
WATKINS CO 80137

MC CARTHY PATRICK J AND
MC CARTHY GLORIA J
OR CURRENT RESIDENT
31815 E 2ND COURT
WATKINS CO 80137

JOHNSON RICHARD R
OR CURRENT RESIDENT
33780 38TH AVE
WATKINS CO 80137-7176

MELLECKER LINDA L TRUSTEE/MELLECKER
LINDA L REVOCABLE TRUST THE
OR CURRENT RESIDENT
2373 HASKELL WAY
WATKINS CO 80137-7139

JONES LARRY K
OR CURRENT RESIDENT
2882 GENTRY CT
WATKINS CO 80137

METSKER CARL E AND
METSKER JOAN F
OR CURRENT RESIDENT
2943 FOUNTAIN HILL CT
WATKINS CO 80137

LE VEQUE GREGORY M AND PAMELA J
OR CURRENT RESIDENT
2584 HASKELL PL
WATKINS CO 80137

MEWALDT JAMES R AND
MEWALDT RUTH A
OR CURRENT RESIDENT
2970 ECLECTIC CT
WATKINS CO 80137-7117

LOPEZ JAVIER
OR CURRENT RESIDENT
1960 CAVANAUGH RD
WATKINS CO 80137-6700

MEYERS ROBERT W
OR CURRENT RESIDENT
2544 HASKELL PLACE
WATKINS CO 80137

MK LLLP
OR CURRENT RESIDENT
1600 N HUDSON RD
WATKINS CO 80137-6800

PAWLEY ALAN J
OR CURRENT RESIDENT
2971 ECLECTIC CT
WATKINS CO 80137-7117

MOLER THERESE M/GREG D 51% INT AND
MOLER THERESE M 49% INT
OR CURRENT RESIDENT
34090 E 25TH AVE
WATKINS CO 80137

PERSON JOHN F AND
PERSON JANIE L
OR CURRENT RESIDENT
2991 ECLECTIC CT
WATKINS CO 80137-7117

MUNOZ MARISOL HERNANDEZ AND
PEREZ RAFAEL
OR CURRENT RESIDENT
7450 SCHUMAKER RD
BENNETT CO 80102-8968

PESCH CYNTHIA A
OR CURRENT RESIDENT
2951 HANOVER CT
WATKINS CO 80137-7114

MUNOZ MICHAEL AND
MUNOZ AMY
OR CURRENT RESIDENT
7450 N MANILA RD
BENNETT CO 80102-8965

PETERSON HELEN M
OR CURRENT RESIDENT
2977 FOUNTAIN HILL CT
WATKINS CO 80137-7116

NUNEZ ABEL AND
NUNEZ VERONICA
OR CURRENT RESIDENT
2100 N WATKINS RD
WATKINS CO 80137-6804

PILAND LOWELL
OR CURRENT RESIDENT
43651 E 38TH AVE
BENNETT CO 80102-8846

OCAMPO HERNANDEZ GERARDO
OR CURRENT RESIDENT
2254 HASKELL WAY
WATKINS CO 80137-7139

PORTER CRAIG R
OR CURRENT RESIDENT
2881 GENTRY CT
WATKINS CO 80137-7115

OGDEN TERRY L AND
OGDEN SALLY A
OR CURRENT RESIDENT
33752 E 29TH AVE
WATKINS CO 80137-6718

PUCKETT STEVE M AND
PUCKETT DONNA J
OR CURRENT RESIDENT
4820 SCHUMAKER RD
BENNETT CO 80102-9148

OLSON JOHN RICHARD AND
OLSON CINDY RAE
OR CURRENT RESIDENT
2860 ECLIPSE ST
WATKINS CO 80137-7146

RAMSDELL MARK G AND
RAMSDELL CAROL J
OR CURRENT RESIDENT
34150 E 25TH AVE
WATKINS CO 80137

OS REMODELING AND CONSTRUCTION
OR CURRENT RESIDENT
2030 N WATKINS RD
WATKINS CO 80137-6810

REMPFER EPHRAIM
OR CURRENT RESIDENT
2244 HASKELL WAY
WATKINS CO 80137-7139

PALAMAR GUILLERMO
OR CURRENT RESIDENT
5240 SCHUMAKER RD
BENNETT CO 80102-9148

RESCH JEANNE M
OR CURRENT RESIDENT
34250 E 25TH AVE
WATKINS CO 80137-7101

REYNOLDS WILLIAM B AND
REYNOLDS MARY R
OR CURRENT RESIDENT
2504 HASKELL PL
WATKINS CO 80137-7138

SNELL CHESTER LAWRENCE AND
SNELL LINDA M
OR CURRENT RESIDENT
2565 HASKELL PL
WATKINS CO 80137-7138

RICE MERRI-LYN
OR CURRENT RESIDENT
2950 HANOVER CT
WATKINS CO 80137-7114

SOUTHWELL CAREY IRENE AND
SOUTHWELL CHARLES MARK
OR CURRENT RESIDENT
2953 HASKELL CT
WATKINS CO 80137-7113

ROBSON RONALD E AND
ROBSON CYNTHIA A
OR CURRENT RESIDENT
33855 E 45TH AVE
WATKINS CO 80136

SPENCER REBECCA J KEITH
OR CURRENT RESIDENT
2874 HASKELL CT
WATKINS CO 80137-7112

ROHDE TERRY L AND
ROHDE PATRICIA S
OR CURRENT RESIDENT
34251 E 25TH AVE
WATKINS CO 80137

STERNER ELLEN AND
HARPER WILLIAM LAMAR
OR CURRENT RESIDENT
2774 HASKELL CT
WATKINS CO 80137-7166

SALAS JUAN M AND
TELLEZ JAILENE
OR CURRENT RESIDENT
1950 GILMORE ST
WATKINS CO 80137-6811

STEWART HEATHER L AND
STEWART ROBERT S
OR CURRENT RESIDENT
2981 HANOVER CT
WATKINS CO 80137-7114

SAUDER KEITH RANDALL AND
SAUDER KATHERINE ANN
OR CURRENT RESIDENT
2625 N PETERSON RD
BENNETT CO 80102-8813

SUGAR MARK L AND SUGAR TRACY B
OR CURRENT RESIDENT
1991 GILMORE ST
WATKINS CO 80137-6811

SCHOFIELD FELIX R AND
SCHOFIELD ERICA M
OR CURRENT RESIDENT
34050 E 25TH AVE
WATKINS CO 80137-7137

SUNGWOO INC
OR CURRENT RESIDENT
32691 E COLFAX AVE
WATKINS CO 80137-8727

SEWILL SEAN M AND
DARLING-SEWILL KIMBERLY L
OR CURRENT RESIDENT
2772 GENTRY CT
WATKINS CO 80137-7115

SWENSON JERRY A
OR CURRENT RESIDENT
41020 US HIGHWAY 36
BENNETT CO 80102-8626

SIERRA MARCO VINICIO
OR CURRENT RESIDENT
6140 SCHUMAKER RD
BENNETT CO 80102-9150

TAYLOR ALETHEA D
OR CURRENT RESIDENT
2294 HASKELL WAY
WATKINS CO 80137-7139

SMALLEY KARLAND H AND
SMALLEY TRACEY A
OR CURRENT RESIDENT
33980 E 40TH AVE
WATKINS CO 80137

TEMPLETON BEN H AND
TEMPLETON GARNETT F
OR CURRENT RESIDENT
33950 E 25TH AVE
WATKINS CO 80137-7196

THE CRONK FAMILY TRUST
OR CURRENT RESIDENT
43905 E 64TH AVE
BENNETT CO 80102-9104

WINTERS CHARLES A
OR CURRENT RESIDENT
2990 ECLECTIC CT
WATKINS CO 80137-7117

THERIAULT BRIAN AND
THERIAULT DENETTE
OR CURRENT RESIDENT
31810 E 2ND CT
WATKINS CO 80137-6821

ZUHLKE RONALD L JR AND
ZUHLKE HEIDI
OR CURRENT RESIDENT
41620 US HIGHWAY 36
BENNETT CO 80102-7859

TOWN TIFFENY A AND
TOWN MICAH G
OR CURRENT RESIDENT
7380 SCHUMAKER RD
BENNETT CO 80102-9604

CURRENT RESIDENT
41140 US HIGHWAY 36
BENNETT CO 80102-7800

VILLEGAS WALTER
OR CURRENT RESIDENT
35070 E COLFAX AVE
WATKINS CO 80137-9007

CURRENT RESIDENT
41220 US HIGHWAY 36
BENNETT CO 80102-7800

WADE RODGER GRANT AND
WADE CAROL R
OR CURRENT RESIDENT
6060 SCHUMAKER RD
BENNETT CO 80102-9150

CURRENT RESIDENT
41280 US HIGHWAY 36
BENNETT CO 80102-7800

WHITE ROBERT F AND
WHITE MARY K
OR CURRENT RESIDENT
31805 E 2ND CT
WATKINS CO 80137-6821

CURRENT RESIDENT
41340 US HIGHWAY 36
BENNETT CO 80102-7857

WILLIAMS RICHARD L AND
WILLIAMS AMY L
OR CURRENT RESIDENT
2543 GENTRY PL
WATKINS CO 80137-7118

CURRENT RESIDENT
41420 US HIGHWAY 36
BENNETT CO 80102-7857

WILLIS EUGENE A AND
WILLIS KIMBERLY A
OR CURRENT RESIDENT
7905 SCHUMAKER RD
BENNETT CO 80102-9656

CURRENT RESIDENT
41540 US HIGHWAY 36
BENNETT CO 80102-7858

WILSON ANDREW M AND
WILSON SARAH M
OR CURRENT RESIDENT
7545 SCHUMAKER RD
BENNETT CO 80102-9614

CURRENT RESIDENT
40940 US HIGHWAY 36
BENNETT CO 80102-8626

WINDER TALLON
OR CURRENT RESIDENT
1931 GILMORE ST
WATKINS CO 80137-6811

CURRENT RESIDENT
41070 US HIGHWAY 36
BENNETT CO 80102-8626

CURRENT RESIDENT
6955 N PETERSON RD
BENNETT CO 80102-8810

CURRENT RESIDENT
2575 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
2495 SCHUMAKER RD
BENNETT CO 80102-8843

CURRENT RESIDENT
2575 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
3535 N HARBACK RD
BENNETT CO 80102-8856

CURRENT RESIDENT
7350 N MANILA RD
BENNETT CO 80102-8964

CURRENT RESIDENT
3707 N HARBACK RD
BENNETT CO 80102-8856

CURRENT RESIDENT
7550 N MANILA RD
BENNETT CO 80102-8966

CURRENT RESIDENT
1614 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
5400 SCHUMAKER RD
BENNETT CO 80102-9103

CURRENT RESIDENT
1616 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
5950 SCHUMAKER RD
BENNETT CO 80102-9150

CURRENT RESIDENT
1616 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
6840 MANILLA RD
BENNETT CO 80102-9524

CURRENT RESIDENT
1631 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
6840 N MANILA RD
BENNETT CO 80102-9524

CURRENT RESIDENT
2121 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
7010 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
2121 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
7010 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7070 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
1950 CAVANAUGH RD
WATKINS CO 80137-6700

CURRENT RESIDENT
7070 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
2300 CAVANAUGH RD
WATKINS CO 80137-6700

CURRENT RESIDENT
7180 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
33105 E COLFAX AVE UNIT A
WATKINS CO 80137-6720

CURRENT RESIDENT
7180 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
33105 E COLFAX AVE UNIT B
WATKINS CO 80137-6720

CURRENT RESIDENT
7190 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
33105 E COLFAX AVE UNIT C
WATKINS CO 80137-6720

CURRENT RESIDENT
7190 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
33105 E COLFAX AVE UNIT D
WATKINS CO 80137-6720

CURRENT RESIDENT
7291 SCHUMAKER RD
BENNETT CO 80102-9604

CURRENT RESIDENT
33105 E COLFAX AVE UNIT E
WATKINS CO 80137-6720

CURRENT RESIDENT
7347 SCHUMAKER RD
BENNETT CO 80102-9604

CURRENT RESIDENT
33105 E COLFAX AVE UNIT F
WATKINS CO 80137-6720

CURRENT RESIDENT
7580 SCHUMAKER RD
BENNETT CO 80102-9614

CURRENT RESIDENT
33105 E COLFAX AVE UNIT G
WATKINS CO 80137-6720

CURRENT RESIDENT
7590 SCHUMAKER RD
BENNETT CO 80102-9614

CURRENT RESIDENT
33355 E COLFAX AVE
WATKINS CO 80137-6732

CURRENT RESIDENT
32845 E COLFAX AVE
WATKINS CO 80137-6736

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV9
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV1
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC T5
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV10
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV12
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV2
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV13
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV3
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE2
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV4
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE3
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV5
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV14
WATKINS CO 80137-6808

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV6
WATKINS CO 80137-6801

CURRENT RESIDENT
1980 S CLAY ST
WATKINS CO 80137-6817

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV7
WATKINS CO 80137-6801

CURRENT RESIDENT
1981 S CLAY ST
WATKINS CO 80137-6817

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV8
WATKINS CO 80137-6801

CURRENT RESIDENT
1965 ANDERSON ST
WATKINS CO 80137-6818

CURRENT RESIDENT
32555 E FRONT ST N
WATKINS CO 80137-6819

CURRENT RESIDENT
2992 HASKELL CT
WATKINS CO 80137-7113

CURRENT RESIDENT
31800 E 2ND CT
WATKINS CO 80137-6821

CURRENT RESIDENT
2552 GENTRY PL
WATKINS CO 80137-7118

CURRENT RESIDENT
1610 DENVER AVE
WATKINS CO 80137-6822

CURRENT RESIDENT
37700 CESSNA WAY HNGR 6E
WATKINS CO 80137-7120

CURRENT RESIDENT
37400 ASTRA WAY
WATKINS CO 80137-7106

CURRENT RESIDENT
37835 ASTRA WAY
WATKINS CO 80137-7121

CURRENT RESIDENT
37700 ASTRA WAY UNIT 1
WATKINS CO 80137-7106

CURRENT RESIDENT
34195 E 48TH AVE
WATKINS CO 80137-7126

CURRENT RESIDENT
37700 ASTRA WAY UNIT 2
WATKINS CO 80137-7106

CURRENT RESIDENT
37801 E 51ST AVE HNGR 1E
WATKINS CO 80137-7132

CURRENT RESIDENT
37550 E 50TH AVE HNGR 2E
WATKINS CO 80137-7107

CURRENT RESIDENT
37801 E 51ST AVE HNGR 2E
WATKINS CO 80137-7132

CURRENT RESIDENT
37400 E 50TH AVE HNGR 2E
WATKINS CO 80137-7110

CURRENT RESIDENT
37801 E 51ST AVE HNGR 2W
WATKINS CO 80137-7132

CURRENT RESIDENT
37550 ASTRA WAY HNGR 3E
WATKINS CO 80137-7111

CURRENT RESIDENT
37451 BEECHCRAFT WAY HNGR 2
WATKINS CO 80137-7134

CURRENT RESIDENT
2804 HASKELL CT
WATKINS CO 80137-7112

CURRENT RESIDENT
37451 BEECHCRAFT WAY HNGR 3
WATKINS CO 80137-7134

CURRENT RESIDENT
4101 IMBODEN RD
WATKINS CO 80137-7136

CURRENT RESIDENT
5200 FRONT RANGE PKWY LOWR 1
WATKINS CO 80137-7156

CURRENT RESIDENT
2372 HASKELL WAY
WATKINS CO 80137-7139

CURRENT RESIDENT
5200 FRONT RANGE PKWY LOWR 2
WATKINS CO 80137-7156

CURRENT RESIDENT
5049 FRONT RANGE PKWY
WATKINS CO 80137-7145

CURRENT RESIDENT
5200 FRONT RANGE PKWY STE A
WATKINS CO 80137-7156

CURRENT RESIDENT
2861 ECLIPSE ST
WATKINS CO 80137-7146

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 5
WATKINS CO 80137-7156

CURRENT RESIDENT
37450 ASTRA WAY UNIT T32
WATKINS CO 80137-7147

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 6
WATKINS CO 80137-7156

CURRENT RESIDENT
33900 E 40TH AVE
WATKINS CO 80137-7148

CURRENT RESIDENT
37401 BEECHCRAFT WAY
WATKINS CO 80137-7158

CURRENT RESIDENT
37600 E 50TH AVE HNGR 6E
WATKINS CO 80137-7149

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE 1
WATKINS CO 80137-7160

CURRENT RESIDENT
34100 E 40TH AVE
WATKINS CO 80137-7153

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE A
WATKINS CO 80137-7160

CURRENT RESIDENT
37500 E 50TH AVE HNGR 1W
WATKINS CO 80137-7155

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE B
WATKINS CO 80137-7160

CURRENT RESIDENT
37500 E 50TH AVE HNGR 5W
WATKINS CO 80137-7155

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE C
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE G
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY HNGR 2
WATKINS CO 80137-7174

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE H
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE D
WATKINS CO 80137-7174

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE I
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY UNIT 3
WATKINS CO 80137-7174

CURRENT RESIDENT
37600 CESSNA WAY
WATKINS CO 80137-7161

CURRENT RESIDENT
32820 E FRONT ST S
WATKINS CO 80137-7178

CURRENT RESIDENT
37550 ASTRA WAY HNGR 4E
WATKINS CO 80137-7171

CURRENT RESIDENT
37625 ASTRA WAY
WATKINS CO 80137-7179

CURRENT RESIDENT
37550 ASTRA WAY HNGR 5E
WATKINS CO 80137-7171

CURRENT RESIDENT
37650 ASTRA WAY
WATKINS CO 80137-7179

CURRENT RESIDENT
37550 ASTRA WAY UNIT 2E
WATKINS CO 80137-7171

CURRENT RESIDENT
1800 N WATKINS RD
WATKINS CO 80137-7182

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 13
WATKINS CO 80137-7173

CURRENT RESIDENT
37550 ASTRA WAY HNGR 1E
WATKINS CO 80137-7183

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 2
WATKINS CO 80137-7173

CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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WATKINS CO 80137-7210

CURRENT RESIDENT
37800 CESSNA WAY HNGR 6W
WATKINS CO 80137-7186

CURRENT RESIDENT
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CURRENT RESIDENT
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WATKINS CO 80137-9002

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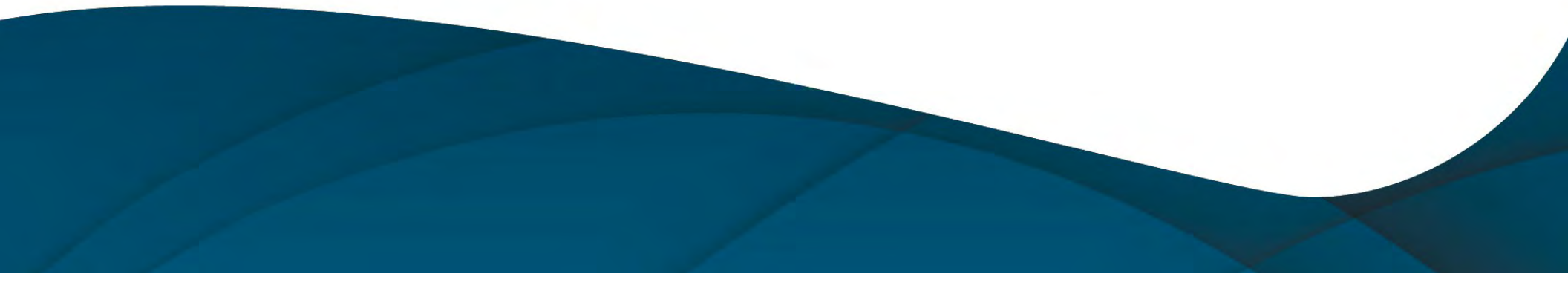
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WATKINS CO 80137-9014

Colorado Air and Space Port Subarea Plan

PLN2021-00005

August 3, 2021

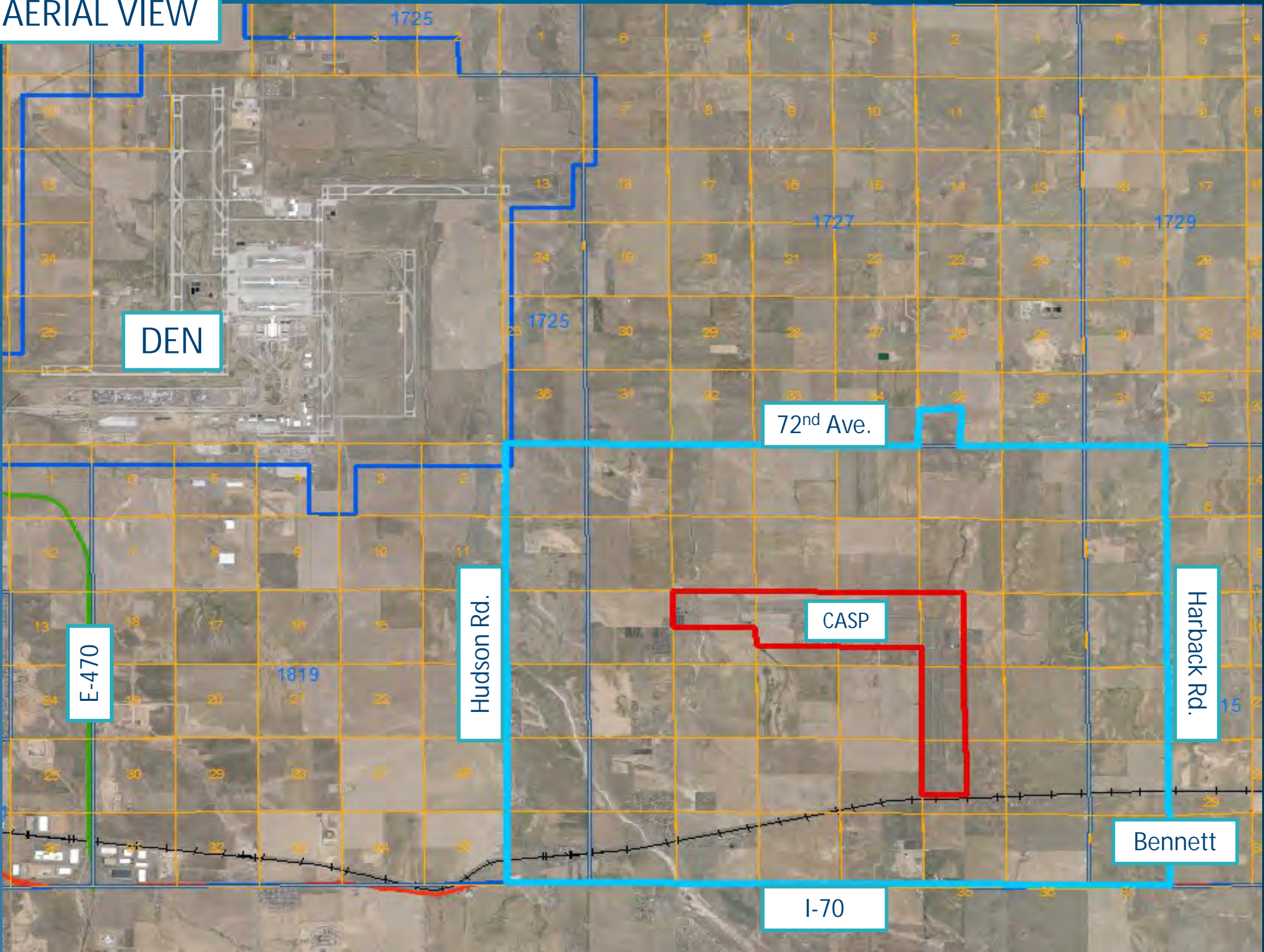
Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Nick Eagleson



Request

Amendment to the Adams County Comprehensive Plan for
the creation of the Colorado Air and Space Port Subarea
Plan

AERIAL VIEW



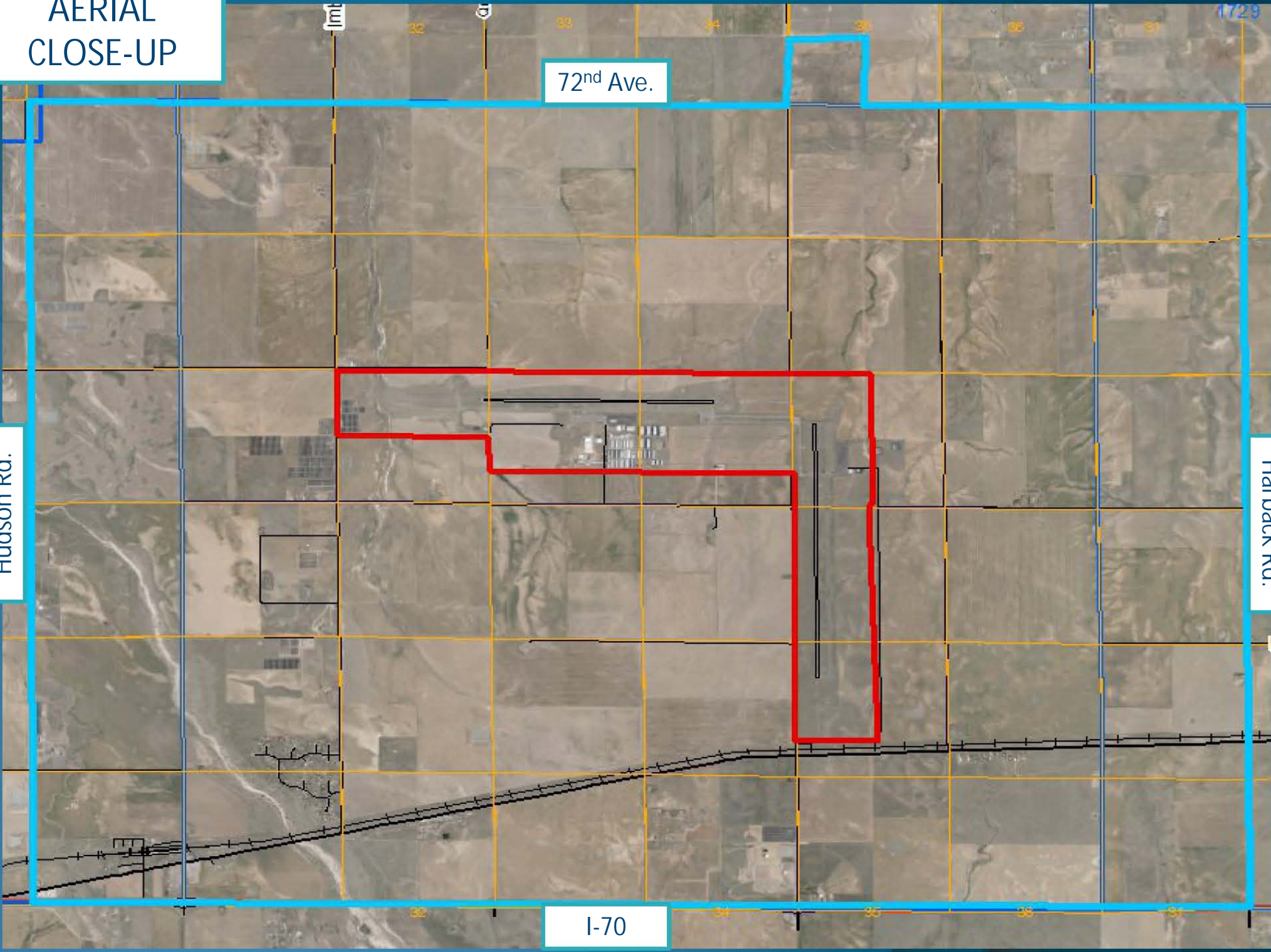
AERIAL
CLOSE-UP

72nd Ave.

Harback Rd.

Hudson Rd.

I-70



Background

- Establish a vision for the desired future around Colorado Air and Space Port (CASP)
- Serve as a guide for review of future development proposals
- Provide details about intended future land uses, infrastructure, and development policies and standards
- Address near-term and long-term goals for the defined area

Background

- Posted RFP and selected consultant in spring 2020
- Initial kick-off meeting in June 2020
- Establish Advisory Group, Steering Committee, and stakeholder groups
- Colorado Air and Space Port Master Plan – Expanding aerospace and spaceport capabilities.



The Planning Process

- Existing Conditions Report
 - Land use, planned development, transportation, mobility, and public utilities
 - Market analysis – Regional employment, area forecasts, and market potentials
- Incorporate Plans and Studies (Aurora Comp.Plan, Bennett Comp. Plan, NEATS, ADCO)
- Vision and Goals (Innovative, Integrated, and Resilient Subarea)
- Scenarios and Strategies
- Draft Plan

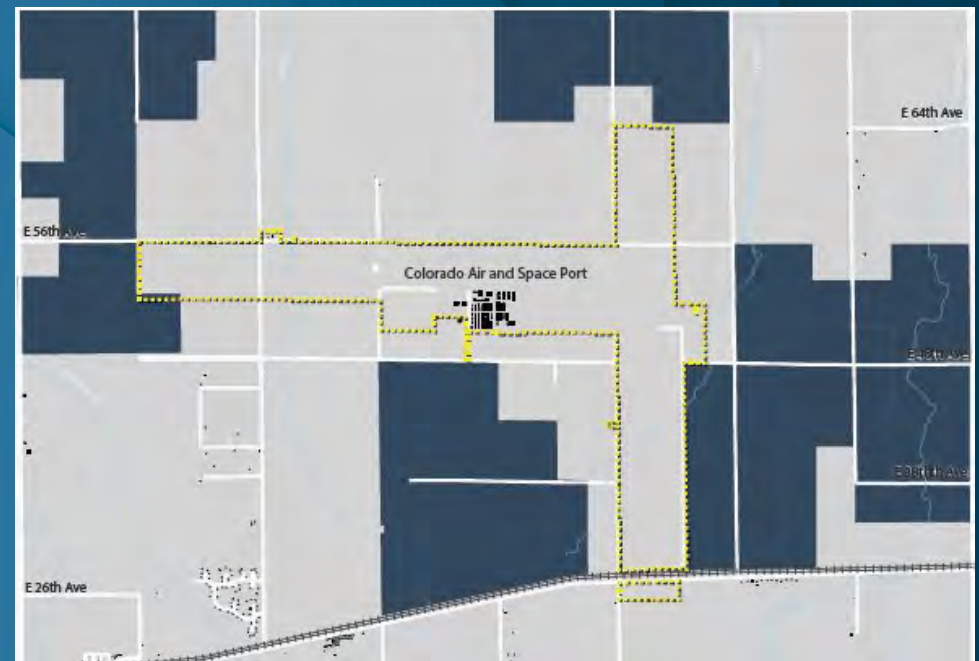


Future Land Use Plan

- Community and Stakeholders
- Vision of previously adopted plans
- Development of six Character Areas:
 - Industry Hub
 - Aerospace and Innovation
 - Mixed-use Industrial
 - Green Energy and Sustainable Agriculture
 - Community Hub
 - Neighborhood Residential

Industry Hub

- Mix of commercial and industrial uses, primarily focused on warehousing, and logistics.
- Located near major roadways and rail lines



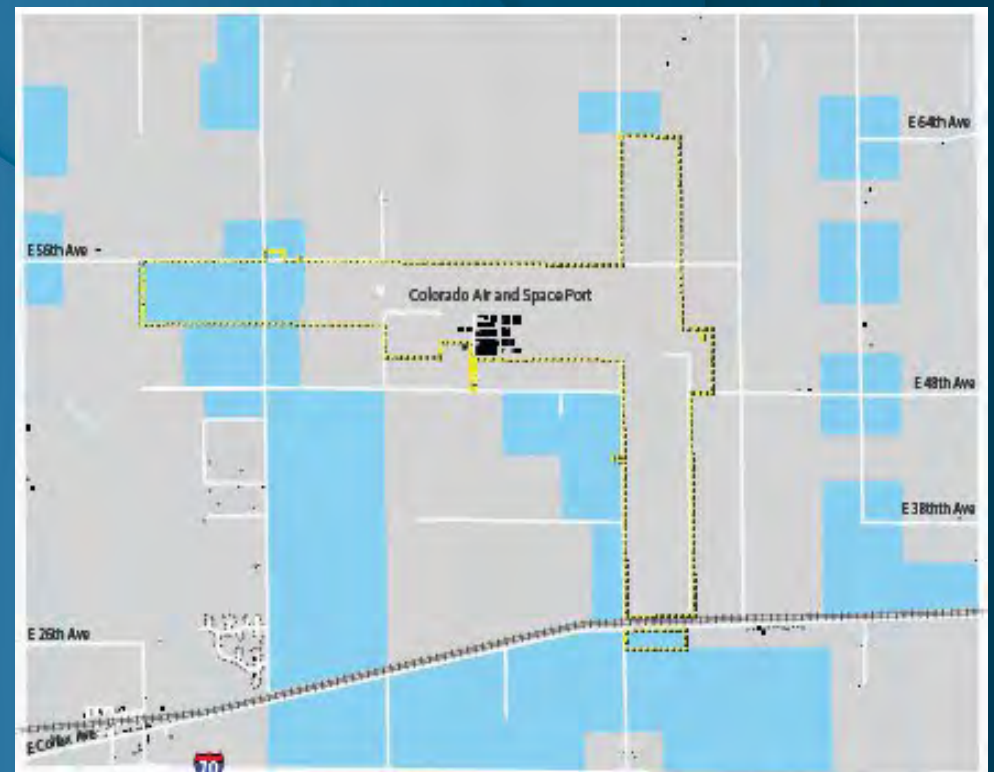
Aerospace and Innovation

- Focuses on light industrial, employment, as well as connecting aerospace industries within CASP to supporting businesses.
- Adjacent to CASP to provide access to aerospace related services



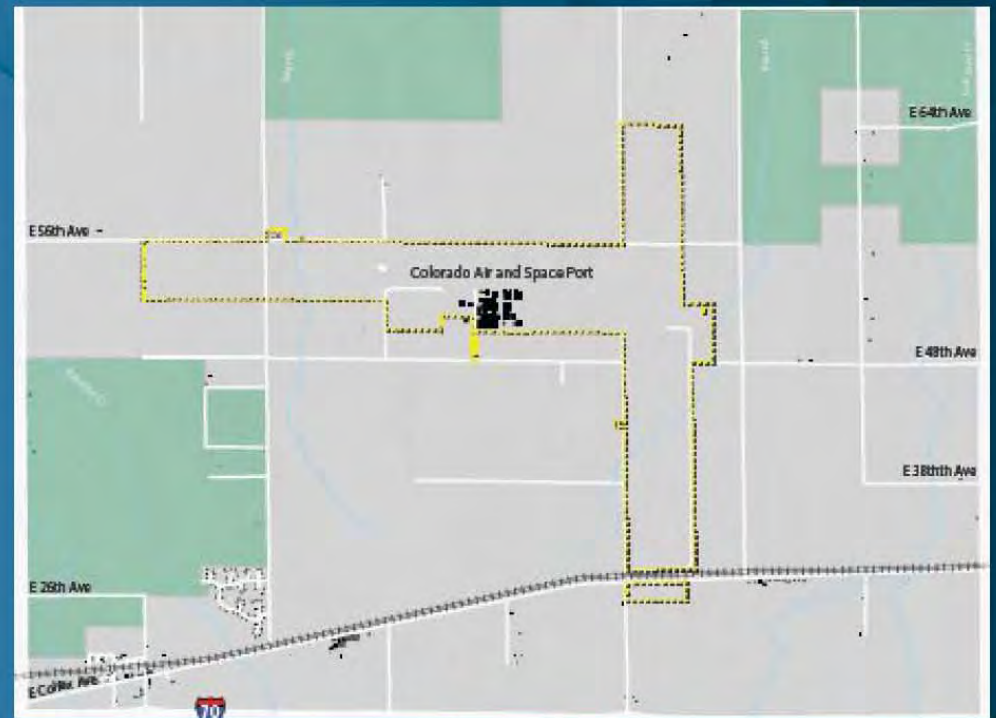
Mixed-Use Industrial

- Low-intensity flex, light industrial, office, and supporting retail land uses.
- Provide transition between mixed use areas and heavier intensity employment areas (industry hub & Aerospace)



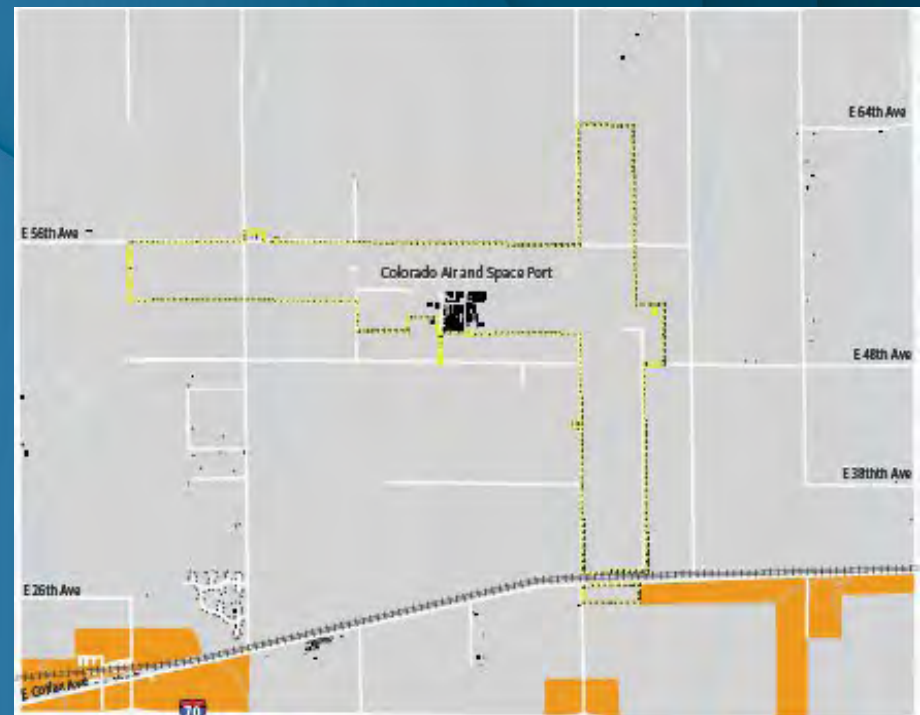
Green Energy and Sustainable Agriculture

- Solar farms, other forms of renewable energy, greenhouses, and traditional agriculture.
- Low-density buildings and residential development and processing facilities should be “accessory” to the land itself



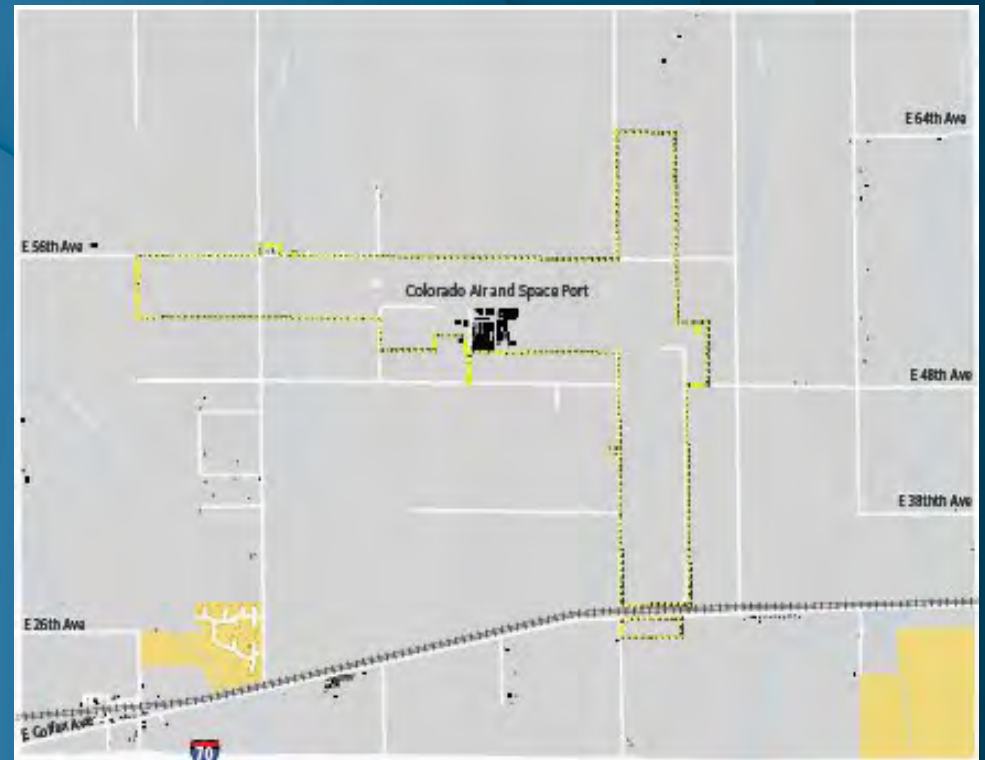
Community Hub

- Centers of activity that support the surrounding areas with retail, daily services, office, entertainment, and civic uses.
- Connected to surrounding neighborhoods



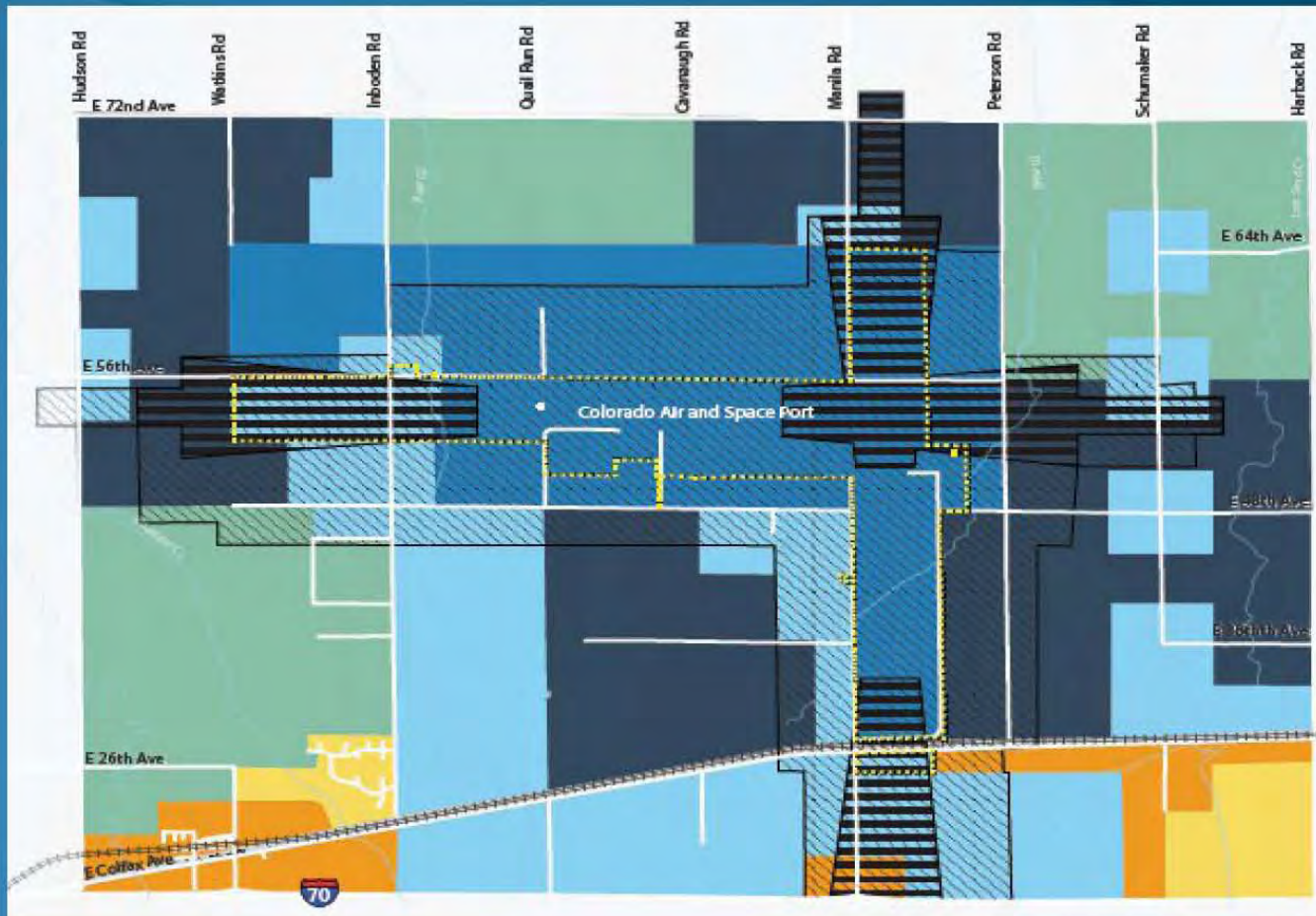
Neighborhood Residential

- Mix of residential types including, attached single-family, small-lot detached single-family, and large-lot single family residential.



Recommended Scenario

- Prioritized set of goals and recommendations for land use, mobility, parks and open space, utilities, and economic development.



Outreach

- Steering Committee
 - Craft goals, challenges & opportunities
 - Collaboration between multiple jurisdictions:
 - City of Aurora Water, Aurora Planning, Aurora ED
 - ADCO ED
 - Metro EDC
 - DEN
 - Arapahoe County
 - CASP
- Focus Groups
 - Work directly with residents, business owners, and landowners
 - Designated website to conduct online workshops and surveys to continue gauging public input

Criteria for Amendment to Comprehensive Plan

Section 2-02-15-06-03

- Consistency with the goals and policies of the Adams County Comprehensive Plan.
- Consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
- The amendment advances the health, safety, and welfare of citizens and property owners.

Public/Referral Agency Comments

- Steering Committee
 - Aurora Water, Aurora Planning, Town of Bennett, CASP, Arapahoe County, Rocky Mountain Industrials
- Public Comments
 - Future land use designations impacting property values
 - Would the proposed future land use designation impact the future of their business operations.
 - More flexibility for residential development in the Town of Bennett.
- County Comments
 - Incorporating elements of the Subarea Plan into the Transportation Master Plan, and the Comprehensive Plan update (Advancing Adams).
 - The potential to maintain any new parks, open space, or trails within the area.

Planning Commission

- Planning Commission hearing June 24, 2021
- Two public comments:
 - Alignment of Watkins Road
 - Future Land Use within CASP Restriction Areas
- Approval (6-0)

Staff Summary

- Subarea Plan demonstrates a more proactive, forward-thinking approach for the region.
- Recommends more collaboration between Adams County and the communities of Aurora and the Town of Bennett.

Recommendation

Ratification of the Approval of Planning Commission for an Amendment to the Adams County Comprehensive Plan for the Colorado Air and Space Port Subarea Plan (PLN2021-00005) based on:

- 5 Findings-of-Fact
- 1 Condition

Findings-of-Fact

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed plan is consistent with the goals and policies of Adams County.
3. The proposed plan is consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed plan advances the health, safety, and welfare of the citizens and property owners within the region.
5. The proposed plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

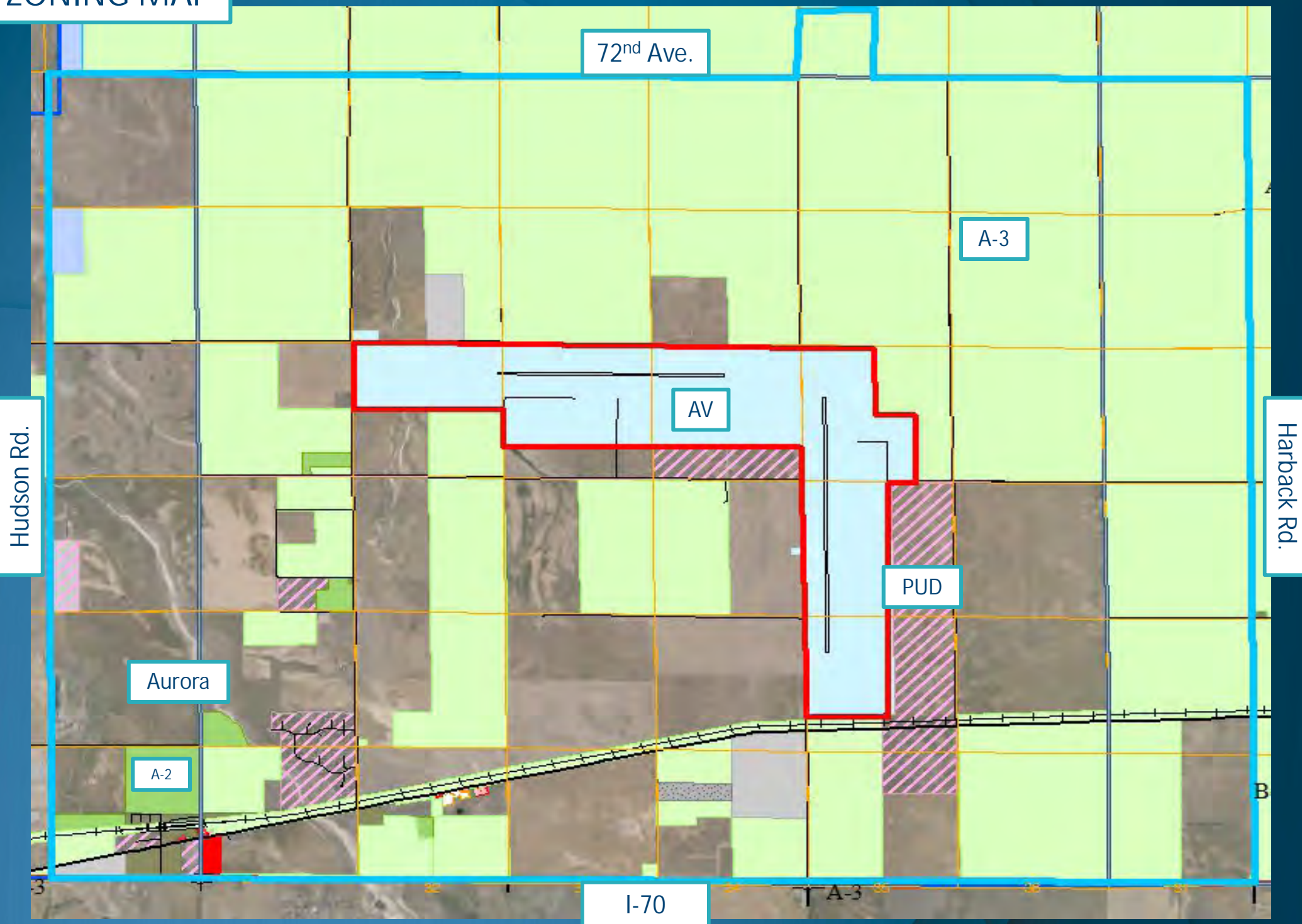
Condition of Approval

1. Up until August 31, 2021, the Development Services Department staff may make minor corrections to the Colorado Air and Space Port Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.

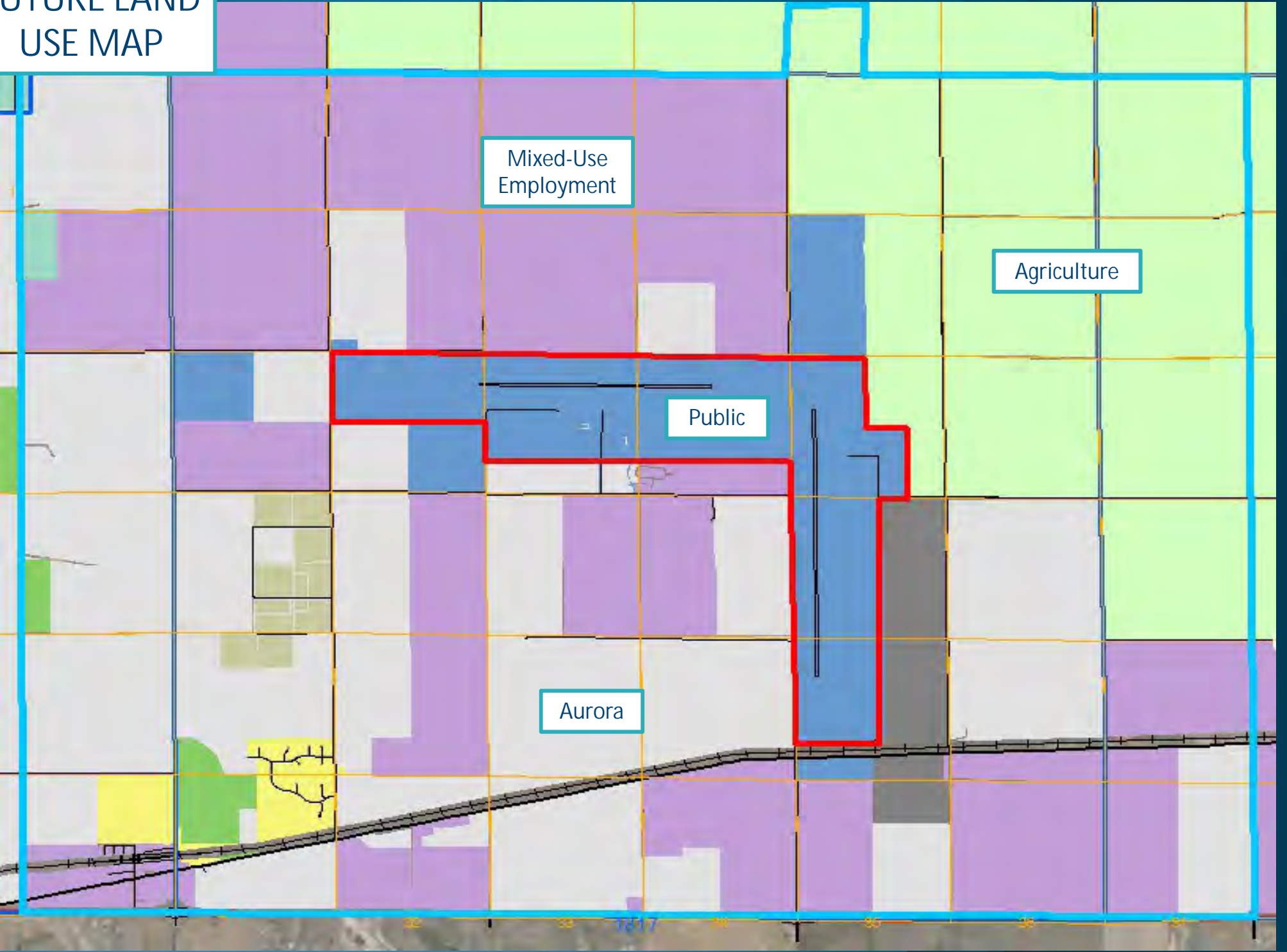
Alternative Findings-of-Fact

1. Development patterns or factors have not substantially changed in ways that necessitate or support the plan.
2. The proposed plan is not consistent with the goals and policies of Adams County.
3. The proposed plan is not consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed plan does not advance the health, safety, and welfare of the citizens and property owners within the region.
5. The proposed plan does overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

ZONING MAP



FUTURE LAND USE MAP





**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: RCU2021-00001
CASE NAME: THE FOUR-LEGGED INN**

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- 3.1 Applicant Written Explanation
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- 4.2 Referral Comments (Adams County Animal Management)
- 4.3 Referral Comments (Intermountain Rural Electric Association)
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- 4.5 Referral Comments (Xcel)

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 23, 2021

Case No.: RCU2021-00001	CASE NAME: The Four-Legged Inn
Owner's Name:	Zoltan & Eva Szabo
Applicant's Name:	Zoltan Szabo
Applicant's Address:	5100 Schumaker Road
Location of Request:	5100 Schumaker Road
Nature of Request:	A conditional use permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Agriculture
Site Size:	37.8 acres
Proposed Uses:	Commercial Kennel
Existing Use:	Commercial Kennel
Hearing Date(s):	PC: June 24, 2021 / 6:00 p.m. BOCC: August 3, 2021 /9:30 a.m.
Report Date:	June 17, 2021
Case Manager:	Greg Barnes 
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 8 Conditions, and 2 Notes

SUMMARY OF APPLICATION

Background

Zoltan Szabo is requesting a Conditional Use Permit to allow for a commercial kennel. The applicant was approved by the Board of County Commissioners on July 1, 2014, for a conditional use permit which has since expired. The applicant is seeking to continue the use of the facility to allow for commercial boarding up to thirty-five (35) dogs and cats.

The intended purpose of the commercial kennel is to offer overnight and extended stay pet-boarding for both dogs and cats. There will be no breeding on-site. Transportation will be

provided for both pick-up and drop-off for pets. The hours of operation will be from 7:00 a.m. to 7:00 p.m., seven (7) days a week. The applicant provided a sample schedule of daily activities, which includes outdoor morning exercise for 45 minutes in the two fenced yards. The fenced yards are 50' x 80', or 4,000 square feet. A six (6) foot screened fence surrounds the outdoor yards to reduce noise and prevent animals from leaving the premises. The dogs will be separated based on size and behavior. Feeding is provided at 8:00 a.m. inside the individual kennels. Water is supplied in five (5) gallon containers from Deep Rock and empty containers are picked up weekly. The outside yards are cleaned up during the feeding times, and supervised play time follows feeding. An additional feeding is provided at 6:00 p.m. The dogs are allowed more time in the fenced yards following the evening feeding. The animals are also monitored at night using closed circuit video. The only employees of the facility are the applicants.

The facility includes a 500 square-foot washroom, and wastewater will drain into the existing septic system. Liquid waste is dried with towels and then the floor surfaces are mopped with an antibacterial solution. Any hair or solid waste is collected and disposed of in a dumpster, which is emptied on a weekly basis by Alpine Disposal.

Site Characteristics:

The subject property is located along the east side of Schumaker Road, south of its intersection with East 56th Avenue and north of its intersection with Colfax Avenue. The subject property is approximately 38 acres. The site contains a single-family home and a 2,400 square-foot detached garage. The applicant resides in the single-family home.

Upon review of this application, it was noted that the applicant has a large car collection stored at the rear of his property. Per Section 4-03-03-02-14 of the Adams County Development Standards and Regulations, a maximum of five (5) vehicles are allowed to be stored outdoors. The issue was discussed with the applicant, and he agreed to construct an accessory building to store the vehicles. If the conditional use permit is approved, staff has recommended a condition of approval to remedy the violation.

Development Standards and Regulations Requirements:

The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-07-01 of the Adams County Development Standards and Regulations, commercial kennel uses shall require a conditional use permit in the Agricultural-3 zone district. Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The existing structures and fencing conform to all setback and height regulations within the A-3 zone district, as specified in Section 3-10-07 of the Development Standards.

Additional performance standards for commercial kennels are outlined in Section 4-09-02-13 of the Adams County Development Standards & Regulations. The applicant has demonstrated conformance with these standards.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, the Agriculture future land use designation is intended for land holdings of at least 35 acres, and for preservation of agricultural areas for long-term farming. The future land use areas designated for agriculture are also to conserve environmentally sensitive areas.

The proposed use of the property for a commercial kennel is unlikely to have negative impacts on the goals of the County's Comprehensive Plan. The use allows for animal confinement which is consistent with practices common with agricultural use.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Vacant	North A-3 Single-Family Residential	Northeast A-3 Vacant
West A-3 Vacant	Subject Property A-3 Single-Family Residential & Commercial Kennel	East A-3 Vacant
Southwest A-3 Vacant	South A-3 Single-Family Residential	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

The surrounding properties to the site are all zoned Agricultural-3 (A-3). The surrounding properties are either vacant, used for agriculture, or developed with very low density single-family residential uses. There are two single-family homes located on properties directly adjacent to the 38-acre parcel. The subject request is compatible with the surrounding area and will not be likely to cause significant off-site impacts such as traffic, noise, or lighting to the surrounding properties.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on June 24, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and provided additional information regarding the proposed plans for his detached garage to house his personal vehicle collection. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 8 conditions, and 2 notes.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. The conditional use permit shall expire on July 13, 2026.
2. The maximum cumulative number of cats and dogs is thirty-five (35)
3. All waste shall be removed on a weekly basis to ensure that it does not create a nuisance.
4. Spillage and leftovers from feedings must be removed to not attract other creatures and to reduce odors.
5. Solid wastes associated with the kennels be regularly picked up, bagged, and disposed in a sanitary landfill.
6. All dogs and cats being boarded will remain within the property, except when leashed.
7. Parking shall not be permitted in the absorption area of the on-site wastewater treatment system.
8. A maximum of five (5) vehicles can be stored outdoors on the property. Any additional vehicles must be stored indoors. This condition is to become effective on July 13, 2022.

Recommended Note to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the commercial kennel performance standards as required by Section 4-09-02-13 of the County's Development Standards.

PUBLIC COMMENTS

Notices Sent	Number of Responses
9	1

All property owners and addresses within 2,000 feet of this request were notified of this application. No comments were received during the referral period; however, one comment was

received just a few days before the staff report was prepared. The comment received indicated that there were operational concerns, however the commenter did not oppose the application. The concerns were related to the applicant's personal pets, and routines for walking animals.

REFERRAL AGENCY COMMENTS

Staff sent the request to various referral agencies and there were no objections to the request. The Tri-County Health Department recommended best management practices for the operation of the facility. Staff has recommended several conditions of approval to ensure compliance with their comments.

Responding with Concerns:

Tri-County Health Department

Responding without Concerns:

Adams County Animal Management Division

Intermountain Rural Electric Association

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Bennett Fire District #7

Bennett School District 29J

Century Link

City of Aurora

Colorado Department of Public Health & Environment

Colorado Division of Wildlife

Comcast

Metro Wastewater Reclamation District



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

The Four Legged Inn
RCU2020-00001



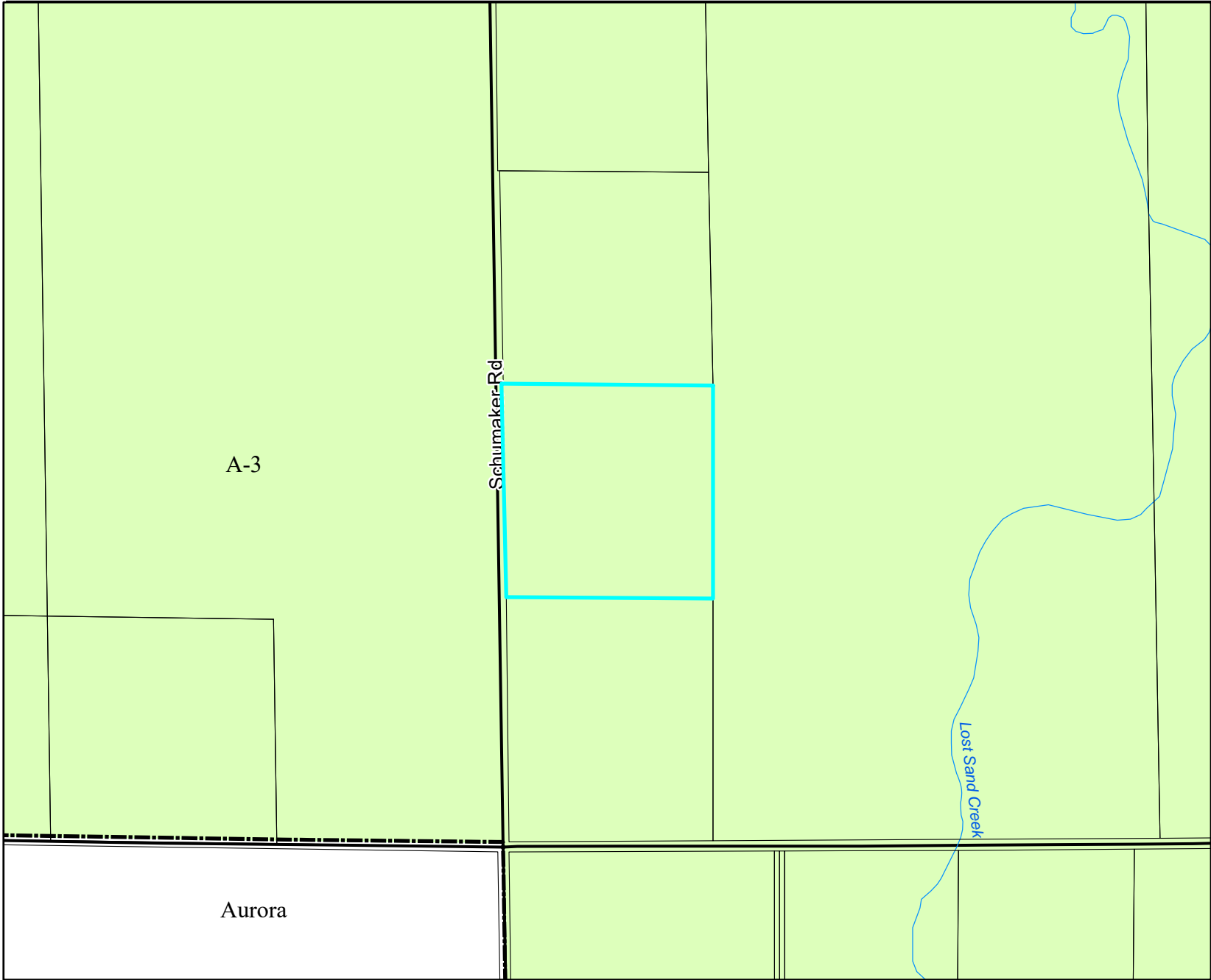
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group, which assumes no
responsibility for its accuracy



Legend

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Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Conditions

The Four Legged Inn
RCU2020-00001

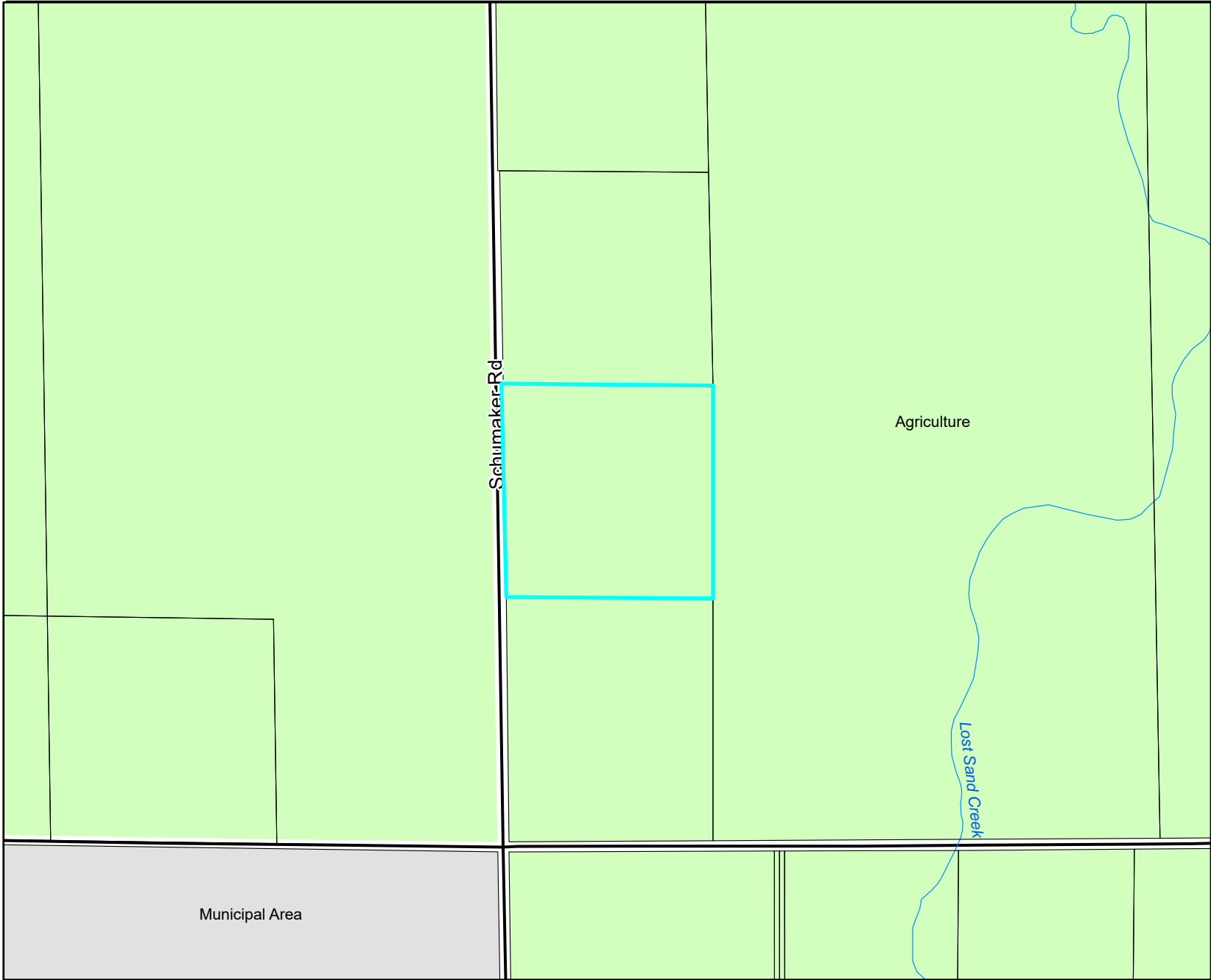


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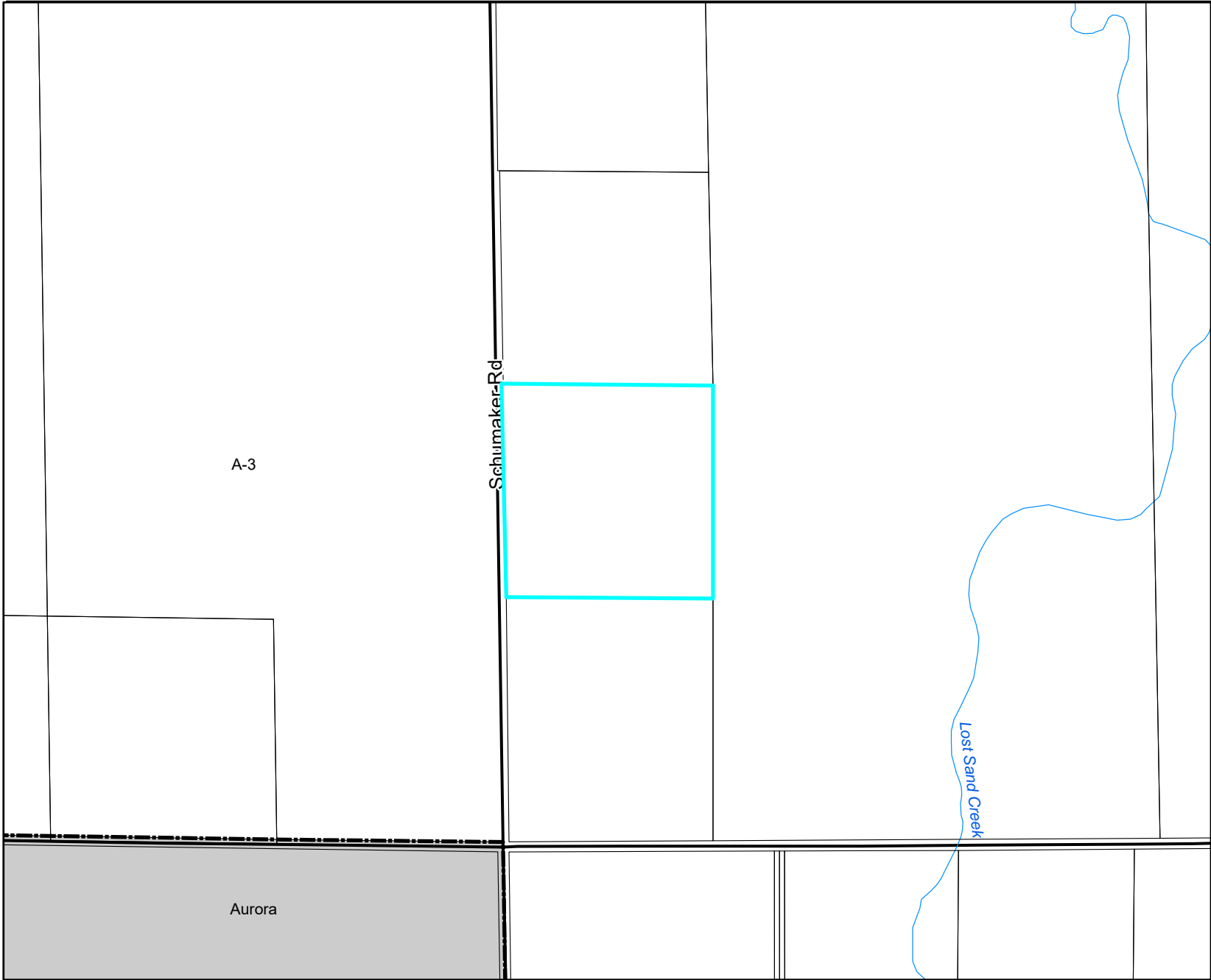
Legend

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The Four Legged Inn
RCU2020-00001


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Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

The Four Legged Inn
RCU2020-00001



For display purposes only.



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responsibility for its accuracy

Explanation

Proposal to open **FourLegged Inn, LLC**

The business will hold about 30-35 pets, including dogs and cats only. This is solely a pet boarding business and there will be no breeding. Open hours will be from 7am to 7pm. We will provide transportation for the animals - including pick up and drop off.

Sample schedule of daily events:

- Day starts with morning exercise for the dogs for about 40-45 minutes in the outside fenced yards. There will be two separate exercise yards available. The dogs will be separated based on size and behavior.
- Breakfast time is at 8am for dogs and cats in their own kennels. Drinking water for the animals will be provided by a water supplier, Deep Rock. The water containers, 5 gallons size, will be picked up weekly.
- While animals are eating and resting waste will be cleaned up from the outside yards as necessary and cat litter boxes will be cleaned
- Supervised playtime will follow outside in the yards for an hour or so. To keep the animals busy we will do some basic training, fetch, etc. The dogs will spend most of their time outside in the shaded playgrounds (weather dependent). For cold and rainy days, and for winter time an inside playground will be available
- Dinner time for cats and dogs is at 5:30-6:00 pm. All dogs go inside their kennels
- After about an hour of resting, dogs will be let outside to do their duties then they will be in their kennels for the rest of the night.
- Waste pick up, for both cats and dogs, will be performed on an ongoing basis throughout the day. See details below.
- Final walk thru/ inspection will occur at 9-10pm and animals will be continually monitored via closed circuit video throughout the night.

Waste Management

The plan is as follows:

1. We'll have a washroom built attached to the kennel building. We will use the water from the washroom for the waste management. The washroom's drainage will be connected to the septic tank.
2. When kennels are hosed off, the water is collected and discharged in the drainage.
3. Liquid wastes are to be first dried off with a paper towel, then mopped with antibacterial water. Waste water from the bucket will be disposed in the drainage.
4. Animal hair is to be vacuumed daily and put it in a plastic bag.
5. Animal feces and other solid wastes are to be swept and shoveled regularly then bagged, stored in covered containers. Wastes will be disposed in a sanitary landfill weekly. The trash is picked up weekly by Alpine Disposal company.

We will do our best to manage waste and clean the kennels in a way that will not impact water quality and nuisance conditions.

Noise Control

Our plans to reduce noise by animal barking are as follows:

1. We are going to build a 6 foot high tight wooden fence to withhold noise
2. There will be a person all the time while the animals are outside in the yard. One of the responsibilities of this person will be to keep the dogs quiet.
3. The actual kennel building is insulated and doors will be kept shut while the animals are inside.

Staffing Plans

At first only the two of us, Zoli and Eva Szabo, will be working for the business. We will work full time. As the business gets busier we plan to hire 2-3 workers; a driver for part-time work, a full time person for kennel care and another part-time person if needed.

Open Hours:

Monday- Sunday: 7AM-7PM

Traffic Control

There will not be any major changes in traffic. The business provides long time boarding versus daily daycare which means dogs and cats will stay for several days or weeks at a time. Also, our business provides animal pick off and drop off. Only a few close-by customers will drive their animals to our location. The maximum time of a customer visit will be no longer than 30 minutes.

Structural Plans

We have two infrared radiant heaters already built in the facility. We will install a mechanical air ventilation system to improve air flow.

To cool the building in the summer time, we will install one swamp cooler to ensure proper temperature inside.

To ensure a good relationship with our neighbors we plan to visit them randomly in 1-mile radius to discuss their thoughts& feelings, as well as address any concerns they might had regarding health, safety, noise, waste, traffic and environmental issues by our pet boarding business.

With Best Regards,
Eva and Zoli Szabo

5100 N. Schumaker Rd.
Bennett, CO 80102
303-644-3474

↑ E

6 Foot Fence

80' 6 Foot Fence

Yard #3

Fence

Yard #2

Yard #1

70' Fence

Parking Lot

40' 3 stacks = 12

Cat Room

Kennels

2 stacks = 12

Kennels

Kennels

2 stacks = 10

60'

25'

20'

Well

New Septic System

Well

Drain Pipe

Septic Tank

House

Drive Way

Signs



Development Review Team Comments

Date: 4/2/2021

Project Number: RCU2021-00001

Project Name: The Four Legged Inn

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 04/02/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: Per Adams County Regulations: "All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department." Please confirm that all procedures are in compliance with TCHD regulations. This will be a recommended condition of approval.

PLN02: Per Adams County Regulations: "Environmental and/or chemical and scientific controls shall be provided for pest control." Please describe how the facility will control fleas and ticks.

PLN03: Per Adams County Regulations: "A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers." Please confirm what equipment is in the washroom.

PLN04: Per Adams County Regulations: "All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management and Tri-County Health Department." This will be a recommended condition of approval.

PLN05: Per Adams County Regulations: "All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture". Please provide documentation of this.

PLN06: Aerial imagery indicates that there are many vehicles being stored on the property. This may likely be a question during the public hearings. Please explain this.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/01/2021

Email: memmens@adcogov.org

Complete

There are no engineering concerns for this renewal application.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/23/2021

Email:

Resubmittal Required

ENV1. Applicant must provide for environmental and/or chemical and scientific controls for pests.

ENV2. All animal food and waste shall be handled and disposed of in a sanitary manner as approved by TCHD

ENV3. The proposed use is subject to noise levels for the A-3 zone district. Maximum noise levels must not exceed 80 dBA between 7:00am to 10:00pm and 70 dBA from 10:00 pm to 7:00 am

ENV4. The applicant must maintain outdoor areas used by the boarded animals in a manner that prevents fugitive dust from blowing off-site onto adjacent properties.

ENV5. Applicant shall address how nuisance conditions related to noise, light, odor, food and animal waste, and pests arising from boarding and outdoor exercise area uses will be controlled, for instance, through certain best management practices, to mitigate off-site impacts within a written Operations Plan. The Operations Plan should be provided to Adams County and Tri-County Health Department for review.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/10/2021

Email: gjbarnes@adcogov.org

External Agencies Selected

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 02/18/2021

Email:

Complete

Greg Barnes

From: Annette Lerch
Sent: Thursday, April 1, 2021 1:31 PM
To: Greg Barnes
Subject: RE: For Review: The Four Legged Inn (RCU2021-00001)

We have no concerns regarding this business, we have never been out there for calls for service.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, April 1, 2021 7:34 AM
To: Annette Lerch <ALerch@adcogov.org>
Subject: FW: For Review: The Four Legged Inn (RCU2021-00001)

Hi Annette,

I have an application to renew a permit for the Four Legged Inn at 5100 N. Schumaker Rd. This is a dog and cat boarding business that has been operational since 2014. I just wanted to confirm with you that Animal Management did not have objections or concerns on the application to renew this conditional use permit. Information regarding this application is attached.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, March 11, 2021 3:17 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: The Four Legged Inn (RCU2021-00001)

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit renewal for a commercial kennel (dog-boarding) operation** This request is located at 5100 Schumaker Road. The Assessor's Parcel Number is 0181500000453.

Applicant Information:
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **04/01/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes

From: Brooks Kaufman <BKaufman@Irea.Coop>
Sent: Thursday, April 1, 2021 6:47 AM
To: Greg Barnes
Subject: RE: For Review: The Four Legged Inn (RCU2021-00001)

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes;

IREA has no comments.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, March 11, 2021 3:17 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: The Four Legged Inn (RCU2021-00001)

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit renewal for a commercial kennel (dog-boarding) operation** This request is located at 5100 Schumaker Road. The Assessor's Parcel Number is 0181500000453.

Applicant Information:
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148



April 1, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: The Four Legged Inn, RCU2021-00001
TCHD Case No. 6828

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the conditional use permit for the renewal permit for a commercial kennel operation located at 5100 Schumaker Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the proposal for the boarding facility and responded in a letter April 24, 2014 with the following comments. TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact the TCHD Administration office by phone at 720-200-1670 or in person at 6162 S. Willow Drive. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Parking

According to the site plan provided by the applicant, the proposed parking area extends onto the absorption area for the existing Individual Sewage Disposal System. Traffic driving over, or parking on this area could cause damage to the system. Parking should not be allowed on the absorption area. Curbs or other barriers should be installed to prevent parking or driving on this area.

Kennel Wastes and Onsite Wastewater Treatment System

Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents) and to protect the Onsite Wastewater Treatment System (OWTS). Disposal of these wastes into the OWTS is not recommended, since they do not biodegrade within the septic tank. As a result, more

The Four Legged Inn
April 1, 2021
Page 2 of 2

frequent pumping of the septic tank is necessary and cleaning of the septic tank is more difficult. In addition, some of these wastes may leach into the absorption area and cause failure of the absorption area. If the kennel will be served by OWTS, it must be separate from other uses. We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



May 6, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: The Four Legged Inn Resubmittal, RCU2021-00001
TCHD Case No. 6828

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit for the renewal permit for a commercial kennel operation located at 5100 Schumaker Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and provided the following comments in a letter dated April 1, 2021. TCHD received a response from the applicant in a meeting on April 9, 2021, and in a letter dated April 14, 2021 and the applicant has responded to the following comments satisfactorily.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact the TCHD Administration office by phone at 720-200-1670 or in person at 6162 S. Willow Drive. More information is available at <http://www.tchd.org/269/Septic-Systems>.

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Kennel Wastes and Onsite Wastewater Treatment System

Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents) and to protect the Onsite

Wastewater Treatment System (OWTS). Disposal of these wastes into the OWTS is not recommended, since they do not biodegrade within the septic tank. As a result, more frequent pumping of the septic tank is necessary and cleaning of the septic tank is more difficult. In addition, some of these wastes may leach into the absorption area and cause failure of the absorption area. If the kennel will be served by OWTS, it must be separate from other uses. We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 1, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: The Four Legged Inn, Case # TVM2021-00002

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit renewal for **The Four Legged Inn** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: DPuckett@hoopercorp.com
Sent: Tuesday, June 15, 2021 8:05 AM
To: Greg Barnes
Subject: Concerns about Four legged Inn Case # TVM2021-00002

Please be cautious: This email was sent from outside Adams County

Good Morning Greg,

My name is Donna Puckett, and I live at 4820 Schumaker rd. I understand that Zoltan & Eva want to continue with their Dog boarding operation. While I applaud them watching other people's animals. I have some concerns. In their letter It stated that,

They would visit and discuss our thoughts and concerns regarding this. This has not been done as of yet. Zoltan has called to see if I had seen one of their dogs. (as they don't have a fence and their dogs go off there property often.

I would prefer that they build a fence to contain not only their dogs (many are from the boarder that never came back to pick up their dogs) And the ones they are boarding. As well as that they exercise all these animals on there own property. Instead of walking them by my property and getting my dogs riled up. (as well as stop on the street to try and correct these dogs behaviors). While I understand the street is public property. I had hoped for more quite. Not so much barking and or the yelling to tell the dogs to be quite.

In short, If they could build a fence to keep not only their dogs on their property but the ones they watch (some have got loose). As well as exercise these dogs on their only property. It would be quite enjoyable.

Sorry for all the complaining. I am not saying to not let them have their bussness. Just contain the dogs in a safe atmosphe.



Donna Puckett • Administrative Assistant

www.hoopercorp.com

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Request for Comments

Case Name: The Four Legged Inn
Case Number: TVM2021-00002

March 11, 2021

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit renewal for a commercial kennel (dog-boarding) operation** This request is located at 5100 SCHUMAKER RD. The Assessor's Parcel Number is 0181500000453.

Applicant Information: The Four Legged Inn
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 04/01/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	The Four-Legged Inn
Case Number:	RCU2021-00001
Planning Commission Hearing Date:	June 24, 2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	July 13, 2021 at 9:30 a.m.

May 28, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: A conditional use permit to allow a commercial kennel to remain in operation in the Agricultural-3 zone district. The Assessor's Parcel Number is 0181500000453, and the site is located at 5100 Schumaker Road. The applicant is Zoltan Szabo, 5100 Schumaker Rd., Bennett, CO.

The Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor, and also will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings.

These will be public hearings and any interested parties may attend and be heard. The Applicant's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III
gjbarnes@adcogov.org
720-523-6853

PUBLICATION REQUEST

Case Name: The Four-Legged Inn

Case Number: RCU2021-00001

Planning Commission Hearing Date: 6/24/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 7/13/2021 at 9:30 a.m.

Case Manager: Greg Barnes, gjbarnes@adcogov.org, (720) 523-6853

Request: Conditional Use Permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district

Applicant: Zoltan Szabo, 5100 Schumacher Rd, Bennett, CO 80102

Parcel Numbers: 0181500000453

Address of the Request: 5100 Schumaker Road

Legal Description: SECT, TWN, RNG:18-3-63 DESC: PT OF THE W2 W2 OF SEC 18 DESC AS FOLS BEG AT THE SW COR OF SD SEC 18 TH N 1468/75 FT TO THE TRUE POB TH E 1260/72 FT TH N 1261/90 FT TH W 1259/76 FT TH S 1260/52 FT TO THE TRUE POB 37/84A

Virtual Meeting and Public Comment Information:

Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor and will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number RCU2021-00001
The Four Legged Inn

Agency	Contact Information
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County CSWB Animal Management	Annette Lerch 4430 S Adams County Pkwy Brighton CO 80601 303-288-3294 alerch@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org

Agency	Contact Information
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Parks and Open Space Department	Byron Fanning 303-637-8000 bfanning@adcogov.org
Adams County Sheriff's Office	- - 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 CalebConnor@BennettFireRescue.org 303-644-3572
Bennett Parks & Recreation District	Chris Raines PO Box 379 455 S. 1st St. Bennett CO 80102-0379 303-644-5041 Director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 atibbs@auroragov.org 303.739.7000

Agency	Contact Information
City of Aurora - Water & Sanitation	Peter Binney 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 pbinney@ci.aurora.co.us
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Andy Todd 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.691.4049 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Patrick Pfaltzgraff 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3509 cdphe_localreferral@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@irea.coop
IREA	. INTERMOUNTAIN RURAL ELECTRIC ASSOC 5496 N US HWY 85 SEDALIA CO 80135 303-688-3100 customercontact@irea.coop

Agency	Contact Information
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Rudy Martinez 720.523.6833 rrmartinez@adcogov.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property on June 8, 2021, in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes'. The signature is written in a cursive style with a long horizontal line extending from the end.

J. Gregory Barnes

The Four-Legged Inn

RCU2021-00001

August 3, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



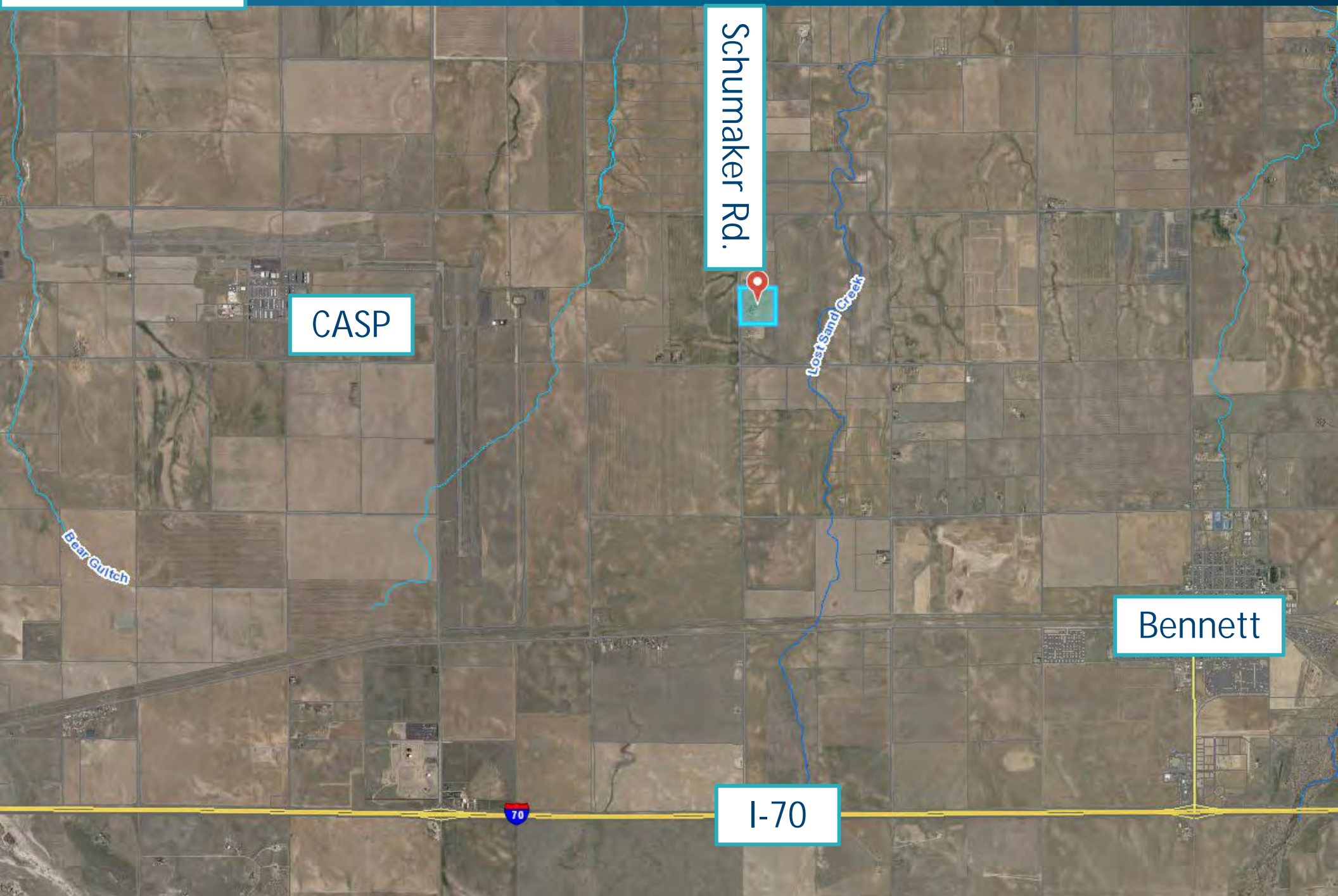
Request

Conditional Use Permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district.

Background

- Applicant: Zoltan Szabo
- Lives at Property
- Approved for Conditional Use Permit in 2014 to allow a Commercial Kennel on the Property
- Was granted a 5-Year Duration

AERIAL VIEW



Schumaker Rd.

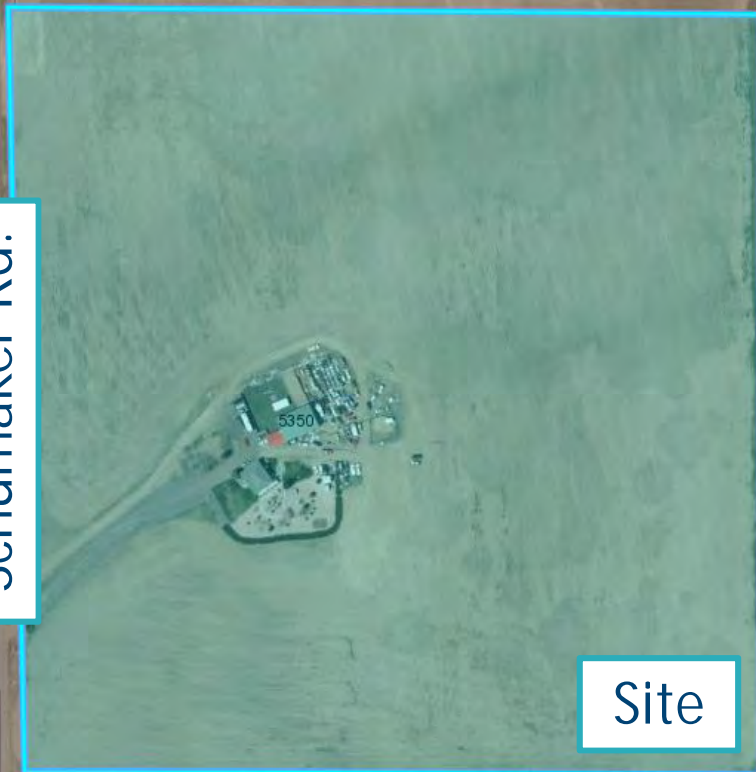
CASP

I-70

Bennett

AERIAL CLOSE-UP

Schumaker Rd.

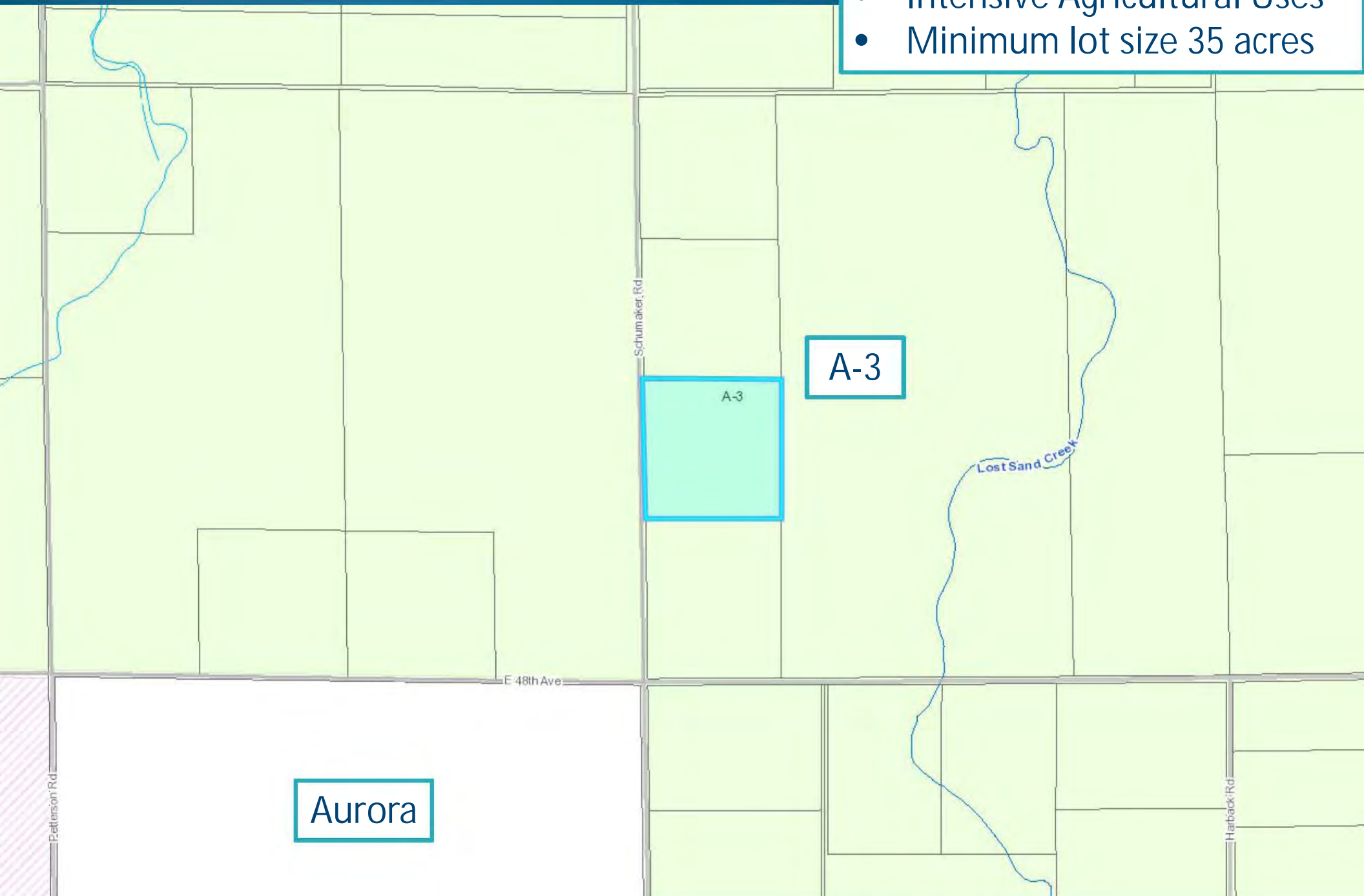


Site

ZONING MAP

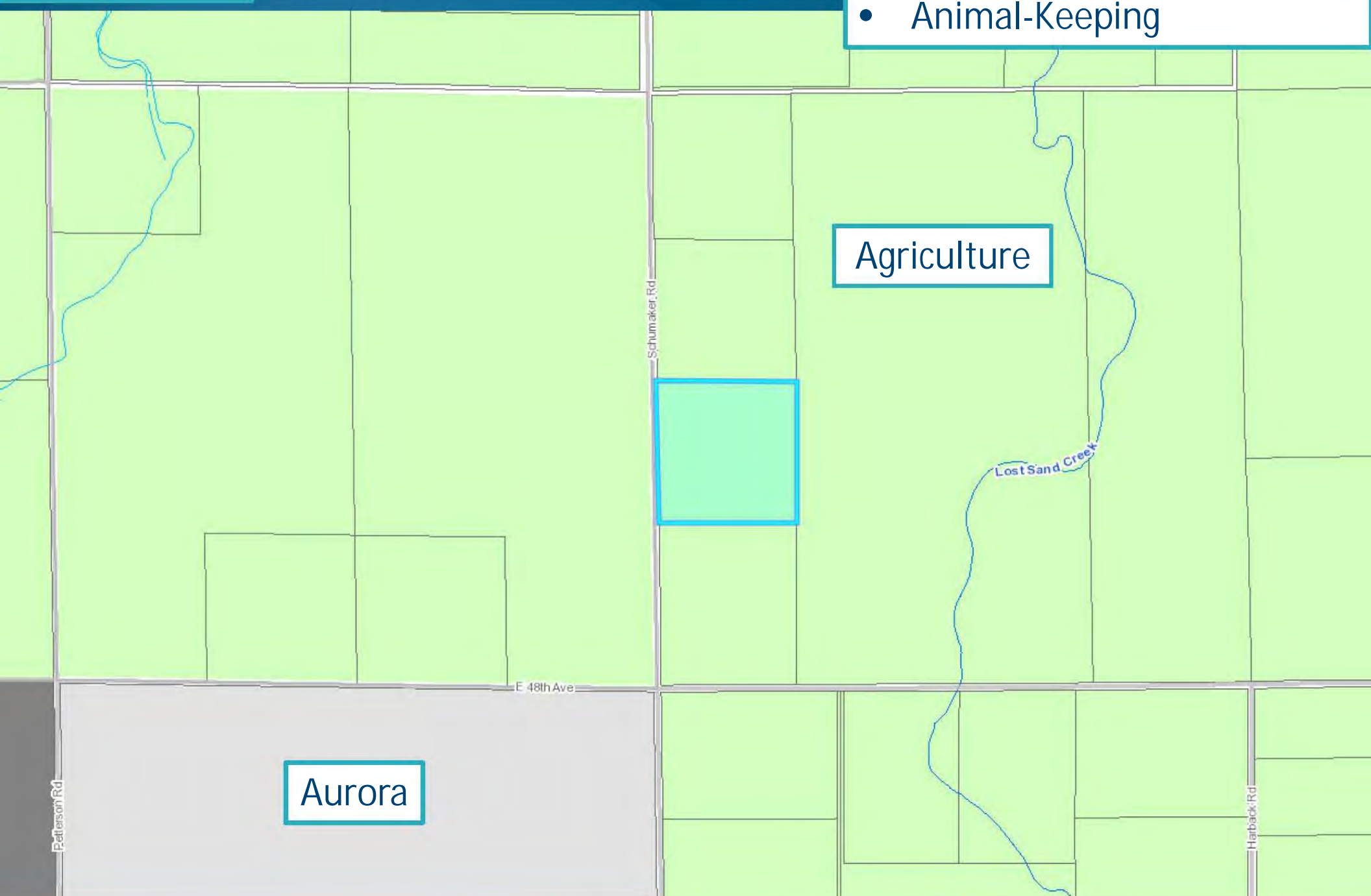
Agricultural-3 Zoning

- Very low density residential
- Intensive Agricultural Uses
- Minimum lot size 35 acres



FUTURE LAND USE MAP

- ## Agriculture Future Land Use
- Very low density residential
 - Animal-Keeping

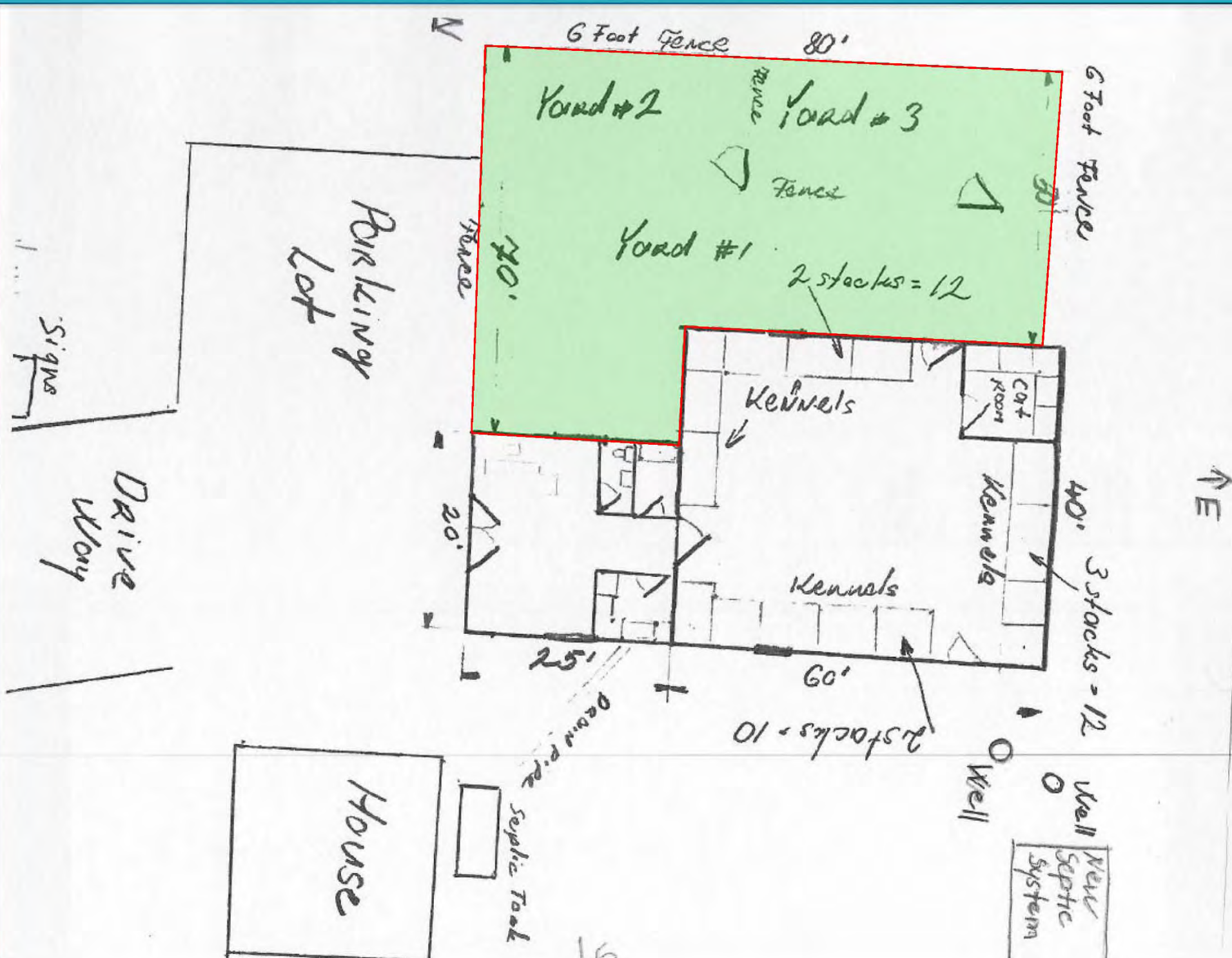


Criteria for Conditional Use

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

SITE PLAN



Operations

- Commercial Kennel
 - Maximum of 35 animals
 - Overnight and Extended Stay
 - No breeding
- Hours of Operation: 7 a.m. to 7 p.m.
- Daily Routine
 - 2 Feedings
 - At least 2 Exercise Periods
 - Monitoring Using Video at Night



The Four Legged Inn
Dog Boarding
303-644-4322
TheFourLeggedInn.com











Referral Comments

Referral agencies

- Adams Co. Animal Control (no concerns)
- IREA (no concerns)
- Tri-County Health (Operational concerns)
- Xcel (no concerns)

Property owners and residents within 2,000 feet:

Notifications Sent	Comments Received
9	1

Staff Summary

- Staff determination is that the request is consistent with:
 - Use appropriate for zone district
 - Consistent with purpose of regulations
 - Comply with performance standards
 - Addressed off-site impacts
 - Site plan adequate for use

Planning Commission Update

Public Hearing: June 24, 2021

- Applicant had no objection to staff presentation
- Planning Commission concern with ongoing vehicular storage
- No public comments made

PC Recommendation

Approval of the Conditional Use Permit for The Four-Legged Inn (RCU2021-00001) based on 8 Findings-of-Fact, 8 conditions, and 2 notes

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

1. The conditional use permit shall expire on July 13, 2026.
2. The maximum cumulative number of cats and dogs is thirty-five (35)
3. All waste shall be removed on a weekly basis to ensure that it does not create a nuisance.
4. Spillage and leftovers from feedings must be removed to not attract other creatures and to reduce odors.
5. Solid wastes associated with the kennels be regularly picked up, bagged, and disposed in a sanitary landfill.
6. All dogs and cats being boarded will remain within the property, except when leashed.
7. Parking shall not be permitted in the absorption area of the on-site wastewater treatment system.
8. A maximum of five (5) vehicles can be stored outdoors on the property. Any additional vehicles must be stored indoors. This condition is to become effective on July 13, 2022.

Recommended Notes

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the commercial kennel performance standards as required by Section 4-09-02-13 of the County's Development Standards.



Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner III *JGB*
Subject: The Four-Legged Inn / Case # RCU2021-00001
Date: July 26, 2021

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision to recommend Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

1. The conditional use amendment is not permitted in the applicable zone district.
2. The conditional use amendment is inconsistent with the purposes of these standards and regulations.
3. The conditional use amendment will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use amendment is incompatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit amendment has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use amendment including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use amendment will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and inadequate to serve the needs of the conditional use amendment as designed and proposed.