AMENDED

A G E N D A
Planning Session
Training Room
July 17, 2018
5:45 p.m.

1. Police Department, Economic Development, and Finance Quarterly Goals Reports (Estimated 30 Minutes)

2. Discussion on Construction Projects and Prevailing Wages (Estimated 30 Minutes)

3. Discussion Regarding Authorization for Condemnation on the 128th Avenue Roadway Expansion Projects (Estimated 10 Minutes)

4. Discussion Regarding Authorization for Condemnation on 144th Avenue Roadway Expansion Projects (Estimated 10 Minutes)

5. Consideration of a Sponsorship for the Mapleton School District to apply for Adams County Open Space Grant Funds (Estimated 10 Minutes)

6. Thornton Development Authority Special Meeting - Executive Session pursuant to C.R.S. 24-6-402(4)(b) and (e), conferences with the City Attorney for purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding Cooperation Agreement (Estimated 25 Minutes)

7. Executive Session pursuant to C.R.S. 24-6-402(4)(b), conferences with the City Attorney for purposes of receiving legal advice on specific legal questions regarding capital financing, sales tax allocation, and storm water fee (Estimated 30 Minutes)

8. Executive Session pursuant to C.R.S. 24-06-402(4)(b) and (e), conferences with the City Attorney for purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the legal disputes over the DIA airport noise violations (Estimate 15 Minutes)

9. Executive Session pursuant to C.R.S. 24-6-402(4)(b), for the purpose of conferring with the City Attorney to receive legal advice on specific legal questions regarding the pending litigation matter of COGA et al v. City of Thornton (Estimated 30 Minutes)
## PLANNING SESSION COMMUNICATION

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<th>Goal(s):</th>
<th>Legal Review:</th>
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<td>July 17, 2018</td>
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<td>1st Reading</td>
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Subject: Police Department, Economic Development, and Finance Quarterly Goals Reports

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<th>Recommended by:</th>
<th>Approved by:</th>
<th>Ordinance previously introduced by:</th>
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<tr>
<td>Robb Kolstad</td>
<td>Kevin S. Woods</td>
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Presenter(s): John Cody, Economic Development Director  
Randy Nelson, Police Chief  
Maria Ostrom, Finance Director

### SYNOPSIS:

On May 1, 2018, City Council reviewed the department and citywide goals that will be worked on in the coming year. In order to ensure the City remains on track with these goals, progress reports will be provided to City Council on a quarterly basis.

### RECOMMENDATION:

None, for discussion only.

### BUDGET/STAFF IMPLICATIONS:

None.

### ALTERNATIVES:

None, for discussion only.

### BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):

This is the first round of department goals progress reports. For this first round of presentations, the schedule is as follows:

- **July 17**  
  Economic Development  
  Police Department  
  Finance
- **August 21**  
  Infrastructure  
  Community Services
- **September 18**  
  City Development  
  Management Services  
  Fire Department
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<tr>
<td>Implement a High Density Housing (HDH) Unit</td>
<td></td>
<td>• Received COPS grant for funding of four positions: January 2018&lt;br&gt;• Waiting on available manpower: July 2018&lt;br&gt;• Selection of team by 4th quarter 2018&lt;br&gt;• Implementation of Team: February 2019</td>
<td>Manpower planning has been adjusted to accommodate the HDH Unit once recruit academy 18-02 completes their training process for solo assignment.</td>
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<tr>
<td>Realign patrol districts to create a new patrol district 2</td>
<td></td>
<td>• Adjustment of CAD system for new district: May to August 2018&lt;br&gt;• Implementation: August 2018</td>
<td>Background programming is being completed to meet the August implementation date.</td>
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<td>Implement a crisis intervention strategy in partnership with the Community Reach Center</td>
<td></td>
<td>• Automation of Mental Health report to CRC: March 2018&lt;br&gt;• Training of Communications Center on Mental Health protocol: July 2018&lt;br&gt;• Development and implementation of collaborative process with CRC: August 2018</td>
<td>Dashboard of information has been established. IGA to be signed by participating agencies before establishing protocol. Meeting with CRC and TPD to take place in mid-July.</td>
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<td>Implement on-line reporting for specific property crimes</td>
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<td>• Selection process of vendor: March 2018&lt;br&gt;• Purchasing process 3rd Quarter 2018&lt;br&gt;• Design and training 3rd-4th Quarter 2018&lt;br&gt;• Implementation 1st Quarter 2019</td>
<td>Delays have been experienced with signing the contract. Due to a six month interface creation timeline from the date of contract signing, anticipated implementation has been pushed out to 2019.</td>
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<td>Implement a body camera plan</td>
<td></td>
<td>• Creation of written policy: Quarter 2, 2018&lt;br&gt;• If the City is awarded grant funds:  - Review grant agreement and sign: Fall 2018&lt;br&gt;- RFI to vendors for information and pricing: Fall 2018&lt;br&gt;- Discuss budgetary allocations and vendor selection process: 3rd Quarter 2018&lt;br&gt;- Purchase/training/staged deployment of selected employees deployment 1st Quarter 2019&lt;br&gt;- Completion of deployment: December 2020&lt;br&gt;• If the city is not awarded grant funds:  - Review body camera implementation plan alternatives for 2019 budget or as part of 2020 budget discussions</td>
<td>Grant has been submitted. Notification of funding anticipated to take place in October 2018 which will provide direction on implementation plan.</td>
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<td>Objective</td>
<td>Activities</td>
<td>Status</td>
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| Achieve national accreditation from the Commission on Accreditation for Law Enforcement (CALEA) | • Contract agreement Jan 2018  
• Initial review with CALEA assessor April 2018  
• Self-Assessment process 2018-2021  
• Accreditation Assessors Early 2022 | Policies and procedures are being reviewed and implemented. Staff are going through the initial phases of CALEA to complete the self-assessment process as scheduled. |
| Identify land and concept for a training facility                       | • Discussion of concepts and needs with CMO: 1st Quarter 2018  
• Identify and purchase land: 2019                                           | Staff has worked with vendors to draft a design of the proposed training facility and identify amount of land needed for the facility design. |
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| Revenue enhancement opportunities       |          | • Complete Storm water fee study - presentation and staff recommendation(s) to Council: 9/30/18  
• Issue Certificates of Participation for Public Safety Facility and Trail Winds Recreation Center: 11/30/18 | Storm water study – staff met w/consultant in early June, finalizing report and preparing for Council presentation in August or September.  
COPs-Financing ordinance to be presented to Council at 7/24 meeting.                                                                                                                                 |
| Expense reduction strategies            |          | • Increase operational efficiencies, use technology to slow or delay need for additional FTE's as City continues to grow  
  o Encourage electronic communication where possible, reduce mailroom print jobs 10% from 2017 to 2018: 1/31/19  
  o Tax returns filed online from 45% to 50%: 3/31/19  
  o Increase utility billing customers receiving ebills from 10K per month to 11K per month: 9/30/19  
• Utilize analytic tools in newer software systems (CIS and Govern) to contain employee workload  
  o Develop CIS report writing platform, train line level staff for use in reconciliations: 6/30/19 | Electronic filing, printing costs-Staff analyzing print jobs to identify areas for possible reduction, reviewing impact of policy change for 3rd party tax return preparers, make online filing mandatory.  
Reporting tools-worked with IT to create end user friendly platform for report writing, staff training to begin after irrigation season |
| More robust financial modeling          |          | • Evaluate one-time and ongoing costs associated with individual capital projects proposed: ongoing  
• Develop fiscal impacts model to evaluate on going revenue and expense impacts of different types of land use and be a resource/tool for City Development staff to use in preparation of the comp plan update  
  o 1st draft complete: 5/31/18  
  o meet with departments, incorporate feedback: 7/31/18  
  o fiscal impacts model and report available: 9/30/18 | Working with City Manager to analyze impact of new facilities  
Fiscal Model-draft and departmental meetings complete, estimated delivery date for report, 8/31/18 |
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<td>Redevelopment: Secure a purchase and sale agreement for Thornton Healthcare District</td>
<td></td>
<td>• Target: Start construction Summer 2018</td>
<td>The Healthcare District no longer applies to this project. It is being considered for the potential Performing Arts Center, but the first phase will be restaurants, retail and medical office building.</td>
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<td>Redevelopment: Advance redevelopment of Thornton Shopping Center</td>
<td></td>
<td>• Target: Purchase and sale agreement between the current owner and a future developer in 2018</td>
<td>We have begun the Phase 1 Environmental Assessment (approx. 5 weeks). A previous potential developer has stepped up to evaluate taking on the project.</td>
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<td>Primary Jobs readiness in the North I-25 Corridor: Infrastructure improvements that prepare the corridor for development</td>
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<td>• Work with Infrastructure to have the following capital projects prioritized:</td>
<td>A prioritized list of infrastructure projects has been identified and programmed for the north Washington URA area.</td>
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<td>o Big Dry Creek Sewer Connection-Target: Start construction Summer 2018</td>
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<td>o Bull Canal relocation at 152nd and Washington-Target: Start construction Summer 2018</td>
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<td>Primary Jobs readiness in the North I-25 Corridor: Facilitate development of light industrial product to the Washington Square Business Park</td>
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<td>• Identify developers we are currently working with on this area</td>
<td>We are currently working with a developer planning to build 250,000 sq. ft. in the Hunter Douglas Business Park and they plan to break ground this summer. WE are also talking with potential developers at 128th &amp; I-25 and 148th &amp; I-25.</td>
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<td>• Assess how these developers think we are doing</td>
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<td>• Use that feedback to develop and implement a marketing strategy for this area.</td>
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<td>• Review competitor incentive packages</td>
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<td>• Retain the 960 acres designated Employment Center or Regional Commercial in the new comprehensive plan</td>
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<td>Enhance small business assistance outreach services: Collaborate with the MetroNorth Chamber to establish Thornton Chamber</td>
<td></td>
<td>• Kickoff in May</td>
<td>This item has been completed.</td>
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<td>• Quarterly economic update to Council</td>
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| Partner with City Development Department in development of a high quality, integrated comprehensive plan | • Ensure discrepancies between zoning and comprehensive plan are rectified  
• Ensure land use in the comprehensive plan and zoning support moving the jobs to housing ratio from .47 to .75 at City build-out  
• Land uses allow for enough retail to ensure tax revenues are able to support City services at build-out | We have had preliminary meetings with CD regarding the economic impact component of the comp plan. We have also identified the ED rep to the review committee. |
| Provide a recommendation to City Council on assistance programs to help improve blight conditions in south Thornton, and implement approved program. | • Continue to monitor Property Maintenance Code (PMC) through code enforcement and discussions with property owners and tenants.  
• Evaluate and provide recommendation to City Council on grant options for funding blight improvements  
• Implement approved program and monitor its progress | This is a new goal that is being added for the department, and is just kicking-off. |
PLANNING SESSION COMMUNICATION

Meeting Date: July 17, 2018
Agenda Item: 2
Agenda Location: N/A
Goal(s): N/A
Legal Review: ___ 1st Reading 
___ 2nd Reading

Subject: Discussion on construction projects and prevailing wages

Recommended by: Chris Molison
Approved by: Kevin S. Woods
Presenter(s): Chris Molison, Executive Director - Management Services
Sean Saddler, Contracts and Purchasing Director

SYNOPSIS:

This is a follow up to the presentation made to Council on May 29, 2018 regarding construction projects and prevailing wage provisions.

RECOMMENDATION:

Staff recommends establishing a pre-qualification process similar to Adams County for projects $1M and over that will include a requirement for the contractor to submit their employee total compensation package, including hourly rates of pay, retirement and benefit programs. The package will be reviewed to determine if it is within a normal and acceptable range for the industry and the local community to ensure that employees receive fair and proper benefits commensurate with similar employees in the area.

BUDGET/STAFF IMPLICATIONS:

Budget and staffing implications would be minimal.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

On May 29th, staff presented to Council its findings as they related to the implementation of a prevailing wage policy on Thornton projects if implemented in a similar manner to Denver’s current system. Upon conclusion of that meeting, Council asked staff to obtain additional information related to the costs of implementing a prevailing wage policy.

Staff asked Garney Construction to evaluate the potential cost impacts to the Thornton Water Treatment Plant. That evaluation resulted in an estimated cost increase of $1.3 million to $2.0 million (roughly a 2%-3% overall construction cost increase) plus an additional full-time employee to conduct administrative duties.

Staff also reviewed the Thornton Water Project and whether or not a roughly 3% increase in the project’s labor costs due to the implementation of a prevailing wage requirement could potentially impact Council’s approved water financial plan. Based on the size and scope of the project, staff believes an increase in tap fees would be required.

Due to the absence of other reliable data regarding the cost implications of a prevailing wage policy, staff has assembled a panel of general contractors to answer Council’s questions. This panel includes:
1. Brian Weinmaster, President/CEO, Alliance Construction
2. Casey Paulson, Vice President/Chief Estimator, Alliance Construction
   - Since 1982, Alliance Construction Solutions has served the Colorado, Wyoming, and the surrounding states construction markets. Alliance has experience in hospitality, senior housing, affordable housing, multi-family housing, mixed use, state/local municipality, K-12, higher education, and federal government projects. They have offices in Thornton at 128th and Washington Street.
3. Brian Cohen, Vice President Business Development, Taylor Kohrs
   - For 35 years, Taylor Kohrs has been a full-service contractor on projects ranging from remodels and tenant build-outs to new construction, design-build and site development. They have offices in the Washington Square Business Park.
4. Dax Diaz, Preconstruction Manager, FCI Construction
   - FCI Constructors, Inc. is an employee-owned corporation specializing in construction management, general contracting, and construction related services. It was founded in 1978 in Grand Junction, Colorado.

This panel of general contractors will be prepared to discuss the following:

1. Experiences related to any cost implications, specifically addressing the following:
   a. Administrative costs
   b. Direct labor costs
   c. Any costs related to the change in the competitive landscape when bidding

2. Experiences specifically related to contractor willingness to bid on prevailing wage projects, including:
   a. The impacts a prevailing wage policy may have on smaller firms versus larger firms
   b. How it may impact independent contract workers

3. Experiences specifically related to administrative complexities of working on prevailing wage projects, including:
   a. Administration (i.e. reporting requirements and certified payrolls)
   b. Subcontractor challenges
   c. Enforcement issues
   d. Interpretation of appropriate wage rates
PLANNING SESSION COMMUNICATION

Meeting Date: July 17, 2018
Agenda Item: 3
Agenda Location: N/A
Goal(s): N/A
Legal Review: 1st Reading

Subject: Discussion regarding authorization for condemnation on the 128th Avenue roadway expansion projects

Recommended by: Brett Henry
Approved by: Kevin S. Woods

Ordnance previously introduced by:

Presenter(s): Brett Henry, Executive Director – Infrastructure
Jason Pierce, Infrastructure Engineering Director

SYNOPSIS:

128th Avenue Intersection Improvements Project:

In order to construct the Washington Street and 128th Avenue Intersection Improvements Project ("Improvements Project") the City of Thornton ("City") must first acquire the necessary easements and right-of-way ("ROW"). Two small property acquisitions are required to construct the Improvements Project. The Improvements Project includes constructing double left-turn lanes on Washington Street in both directions and required traffic signal modifications. Pedestrian safety will be improved by upgrading existing pedestrian ramps to comply with current Americans with Disabilities Act (ADA) requirements. The roadway widening will occur on the east side of Washington Street. The Improvements Project was funded using the Adams County Road and Bridge Fund. No state or federal funding is included. The City intends to proceed with good faith negotiations with the property owners and only use eminent domain if negotiations are unsuccessful.

128th Avenue and Claude Court Widening Project:

In order to construct the 128th Avenue and Claude Court Widening Project ("Widening Project"), the City must first acquire the necessary ROW. The City has obtained all property necessary for the Widening Project through friendly negotiations with the exception of a permanent easement required at the northeast corner of the Lafayette Street and 128th Avenue intersection, which is owned by the Hunters Glen HOA. This project includes widening 128th Avenue to a five-lane roadway from Lafayette Street to York Street. Claude Court will be widened to a three-lane roadway with bike lanes. A 12-inch sanitary sewer pipe will be installed along the east side of Claude Court to facilitate development near the FastTracks Eastlake Station. Pedestrian safety will be improved by upgrading existing pedestrian ramps to comply with current ADA requirements. This project is funded using the Government Capital and Sewer Funds. No state or federal funding is included. The City intends to proceed with good faith negotiations with the property owners and does not intend to use eminent domain unless necessary.

RECOMMENDATION:

Staff recommends Alternative No. 1; approve the resolution to acquire the necessary property by using eminent domain, if necessary, to construct the Projects within the proposed schedule.

BUDGET/STAFF IMPLICATIONS:

128th Avenue Intersection Improvements Project: The budget for this Improvements Project is $1,230,000. The funding is 100% Adams County Road and Bridge Funds. Funds were appropriated in the 2017 Budget.
128th Avenue and Claude Court Widening Project: The budget for this Widening Project is $2,560,000 from the Government Capital Fund and $350,000 from the Sewer Fund. Funds were appropriated in the 2015 and 2017 Budgets.

**ALTERNATIVES:**

1. Direct staff to prepare and bring forward a resolution for use of eminent domain, if necessary, to acquire required property for the Project.
2. Direct staff to continue attempting to acquire the ROW and easements without the use of eminent domain, which may result in not acquiring all the necessary ROW and easements to build the Project.

**BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):** (includes previous City Council action)

The 2017 Budget was adopted by City Council on November 10, 2016, which appropriated funds for design, ROW, and construction of the 128th Avenue Intersection Improvements Project and the design and construction of the sewer main portion of the 128th Avenue and Claude Court Widening Project.

The second amendment to the 2015 Budget was adopted by City Council on June 23, 2015, which appropriated funds for design, ROW acquisition, and construction of the 128th Avenue and Claude Court Widening Project.

The 2015 Community Facilities Plan was adopted by City Council on June 9, 2015, which identified the need for the Projects and provided a proposed funding appropriation schedule.

The 2009 Transportation Plan identified the requirement for the roadway improvements.

The roadway projects are necessary to alleviate traffic congestion from existing capacity deficiencies. Traffic volumes are anticipated to increase with current development and when the North Metro Rail Line is operational. The Projects are scheduled to be complete prior to the North Metro Rail Line becoming operational. If the Projects are not constructed the traffic congestion will persist and get worse over time.

The planned construction schedule (early summer 2018) placed the majority of construction activities during the summer when peak traffic volumes are lower. Delay from ROW acquisition likely increased the proportion of construction during the school year and will potentially increase the overall construction duration due to less favorable weather and reduced asphalt availability between November 1 and March 1.

The property acquisitions for the Improvements Project include a common area tract on the northeast corner of the intersection owned by the Hunters Glen Homeowners Association (“HOA”) and a drainage tract on the southeast corner of the intersection owned by Northern Energy Services and Investments, LLC. The Northern Energy Services and Investments, LLC property is already under contract and is not included in this resolution. City staff and the City’s ROW agent have been in communication with the Hunters Glen HOA and their attorney throughout the design phase. A neighborhood meeting for both the Improvements Project and the Widening Project was held for Hunters Glen on September 14, 2017.
The City sent “friendly” offer letters to Hunters Glen HOA November 8, 2017. Notices of Intent to Acquire were sent April 11, 2018 and statutory offers were sent April 26, 2018. Staff met with HOA board members, the HOA’s attorney, and the HOA’s appraiser on May 22 at the HOA’s request.
128th Avenue Corridor Projects

Request for approval for eminent domain proceedings to acquire property interests necessary to construct the following projects:

- Washington Street & 128th Avenue Intersection Improvements
- 128th Avenue & Claude Court Court Widening
ROW2 & TE2 – Hunters Glen HOA

- 2,560 square feet Fee Acquisition (pink shading) for relocated sidewalk and traffic equipment
- 7,296 SF Temporary Construction Easement (blue shading)
- Notice of Intent to Acquire sent on April 11, 2018
- Negotiations have not progressed since January 2018
128th Avenue & Claude Court Widening
Overall Site Plan
• 226 square feet Permanent Easement (hatched area) to construct and maintain small retaining wall
• Notice of Intent to Acquire sent on April 11, 2018
• Negotiations have not progressed since January 2018
Project Schedule

- Obtain Right-of-Way – October 2018
- Advertise for Construction – November 2018
- Begin Construction – February 2019
- Project Completion – August 2019
Eminent Domain Proceedings

Will City Council authorize the use of eminent domain proceedings to construct the following:

– Washington Street & 128th Avenue Intersection Improvements

– 128th Avenue & Claude Court Widening
PLANNING SESSION COMMUNICATION

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Subject: Discussion regarding authorization for condemnation on 144th Avenue roadway expansion projects

Recommended by: Brett Henry

Approved by: Kevin S. Woods

Ordinalance previously introduced by:

Presenter(s): Brett Henry, Executive Director – Infrastructure
              Jason Pierce, Infrastructure Engineering Director

SYNOPSIS:

Two projects are funded for improvements to 144th Avenue from Washington Street to York Street, which are proposed to be built as a single project for both time and expense efficiencies (“Project”). The first was originally titled the 144th Avenue and York Street Drainage Improvements Project. It was expanded to include widening the adjacent roadway from York Street to Franklin Street. The second project is the 144th Avenue Widening, Washington Street to Franklin Street. In order to construct the Project, the City of Thornton (“City”) must first acquire the necessary easements and right-of-way (“ROW”). The Project constructs a drainage pipeline from the southeast corner of 144th Avenue and York Street to the west along 144th Avenue to Franklin Street. The Project also includes widening 144th Avenue from Washington Street to York Street from an existing two-lane roadway to four lanes with a five-lane section adjacent to Quail Valley. The road section also includes bike lanes. The Project is funded through the Government Capital Fund. No state or federal funding is included.

Two property acquisitions are required to construct the Project. The properties are 25-foot wide strips of land bordering the Wadley Farms Subdivision along the south side of 144th Avenue. One property is the strip from Franklin Street to York Street, then south along the west side of York Street from 144th Avenue to 143rd Avenue (“Calerich Property”). The second property is the strip from Washington Street to Franklin Street (“Olivier Property”). City staff and the City’s ROW agent have been in communication with both property owners. The City intends to continue with good faith negotiations with the property owners and only use eminent domain if negotiations are unsuccessful.

RECOMMENDATION:

Staff recommends Alternative No. 1; direct staff to bring forward a resolution to acquire the necessary property by using eminent domain, if necessary, to construct the Project within the proposed schedule.

BUDGET/STAFF IMPLICATIONS:

The budget for this Project is $7,830,000 from the Government Capital Fund. Funds for the Project were appropriated in the 2017 Budget and before.

ALTERNATIVES:

1. Direct staff to prepare and bring forward a resolution for use of eminent domain, if necessary, to acquire required property for the Project.
2. Direct staff to continue attempting to acquire the ROW and easements without the use of eminent domain, which may result in not acquiring all the necessary ROW and easements to build the Project.
BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):  (includes previous City Council action)

In 2010, Fallbrook Farms agreed to provide a total of $1,330,000 in advance for construction funding for drainage improvements downstream of Fallbrook Farms.

The 2014 Budget was adopted by City Council in October 2013, which appropriated the advance for construction funds for design and construction of that portion of the Project.

The 2017 Budget was adopted by City Council in December 2016, which appropriated the remaining funds for design, ROW, and construction for the Project to widen 144th Avenue for the full length between Washington Street and York Street.

The 2015 Community Facilities Plan was adopted by City Council on June 9, 2015, which identified the need for the combined Project and provided a proposed funding appropriation schedule.

The 2009 Transportation Plan identified the requirement for the roadway improvements.

The roadway projects are necessary to alleviate traffic congestion from existing capacity deficiencies. Traffic volumes are anticipated to increase with current development and when the North Metro Rail Line is operational. The Project is scheduled to be complete prior to the North Metro Rail Line becoming operational. If the Project is not constructed the traffic congestion will persist and get worse over time.

A delay in one property’s ROW acquisition will potentially force the Project to be split into two separate projects, to be bid on and constructed independently increasing the overall construction duration and overall cost of the Project. The City sent Notice of Intent to Acquire to both property owners on April 9, 2018. The City sent the statutory offer for the Calerich Property on June 4, 2018 and for the Olivier Property on June 5, 2018. The property owners rejected the City’s offers on June 13, 2018 and June 19, 2018, respectively.
144th Avenue Corridor Projects

Request for approval for eminent domain proceedings to acquire property interests necessary to construct the following projects:

– 144th Avenue Widening – Washington Street to Franklin Street
– 144th Avenue Widening & York Street Drainage Improvements – Franklin Street to York Street
ROW – Olivier Property

- 79,941 SF fee acquisition (blue shading) for 144th Widening
- 25’ wide horse trail between Washington and Franklin
- Initial contact in October 2017. NOI sent on April 9, 2018
ROW – Calerich Property

- 76,530 SF fee acquisition (blue shading) for 144th Widening
- 25’ wide horse trail between Washington and Franklin
- Initial contact in October 2017. NOI sent on April 9, 2018
Project Schedule

• Obtain Right-of-Way – September 2018
• Advertise for Construction – November 2018
• Begin Construction – January 2019
• Project Completion – Fall 2019
Eminent Domain Proceedings

Will City Council authorize the use of eminent domain proceedings to construct the following:

– 144th Avenue Widening from Washington Street to Franklin Street
– 144th Avenue Widening & York Street Drainage Improvements – Franklin Street to York Street
PLANNING SESSION COMMUNICATION

Meeting Date: July 17, 2018
Agenda Item: 6
Agenda Location: N/A
Goal(s): N/A
Legal Review: ___ 1st Reading ___ 2nd Reading

Subject: Consideration of a sponsorship for the Mapleton School District to apply for Adams County Open Space grant funds

Recommended by: Mike Soderberg
Approved by: Kevin S. Woods
Presenter(s): Mike Soderberg, Executive Director – Community Services

SYNOPSIS:

Several years ago, Adams County Open Space funds were modified to allow member jurisdictions to sponsor non-member grant requests. Mapleton Public Schools has asked the City to sponsor a request for site planning and design of their property at 104th and York.

RECOMMENDATION:

None, for discussion only.

BUDGET/STAFF IMPLICATIONS:

None.

ALTERNATIVES:

1. Approve the request to sponsor the Mapleton School District’s grant request.
2. Deny the request to sponsor the Mapleton School District’s grant request.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

In 2016, Mapleton Public Schools purchased 25 acres of property along 104th Avenue and York Street in Thornton. As a part of the District’s Facilities Master Plan, they will be relocating one of their existing Expeditionary Learning Schools, Explore Elementary, to this site. Explore Elementary currently serves preschool through sixth grade students. Relocating this school to a new site gives them the opportunity to expand the school to serve preschool through eighth grade students and better provide for the needs of their growing community.

Their guiding principle in designing the site is to create a safe and inspiring campus that honors the rich ranching and agricultural history of the land. They plan to preserve much of the natural landscape, including some of the existing trails, trees, and berm, to create outdoor learning spaces for students and community members to enjoy and explore.

To help design and develop the outdoor learning spaces, Mapleton is planning to submit a proposal for funding through the Fall 2018 Adams County Open Space Grant. In this grant, they will request funds to facilitate site planning, design and installation of irrigation, pathways, learning gardens, signage, and other park amenities.
As a part of this grant, they are required to receive sponsorship from a qualified jurisdiction. As a partner in preservation and development, as well as use and accessibility of this property, they would like to request sponsorship from the City of Thornton for this grant proposal. They are currently working with a landscape architect to receive quotes on their proposed scope of work and will know more about those details in July.

They appreciate City Council’s consideration for this request. The proposed improvements would transform the school site and surrounding community, offering a one-of-a-kind learning experience.

The City has previously sponsored Westgate Charter School for an Adams County Open Space Grant. The City also sponsored other schools for Great Outdoors Colorado Grants, including Bertha Heid/Clayton in District #1 and Cherry Drive Elementary in District #12.