

TUESDAY STAFF BRIEFINGS

April 19, 2016

****Please Note Briefings Will Begin Immediately Following Hearings****

All items on this agenda are scheduled for immediately following Hearings and will normally be considered in the order the item appears on the agenda. The Board, at their discretion, may choose to alter the order in which items are considered, may break, or may continue any item to be considered on a future date.

Convene immediately following Hearings; BCC Conference Room, 5th Floor

Briefing Items

- | | | |
|----|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1. | Foothills Animal Shelter Update
(40 minutes) | Holly Bjorklund, Jennifer Strickland, Diane Whitlock, Christine Fabian, Heather Geyer |
| 2. | Jeffco EDC Quarterly Update
(20 minutes) | Leigh Seeger, John Moore, Tom Livingston, Patty Silverstein |
| 3. | Waiver of Annexation Impact Report Brunel Property - City of Golden (15 minutes) | Jeanie Rossillon, John Wolforth |
| 4. | IGA for the Installation and Maintenance of a Traffic Signal at 112 th Avenue and Simms Street (15 minutes) | Jeanie Rossillon, Steve Durian |
| 5. | Limited Term Employee - Airport Maintenance Worker - Summer 2016 (15 minutes) | Jeanie Rossillon |
| 6. | State Legislation
(30 minutes) | Deborah Churchill |
| 7. | Pilatus
(5 minutes) No attachments | Jeanie Rossillon, Kourtney Hartmann |

County Commissioners' Report

- DOLA - Local Government Marijuana Impact Grant

County Manager's Report

- Discussion - Appointments to the Sustainability Commission

County Attorney's Report

Executive Session

- Litigation Update - Legal Advice C.R.S. 24-6-402(4)(b) (15 minutes)
- Pilatus - Legal Advice C.R.S. 24-6-402(4)(b) and Direction to Negotiators C.R.S. 24-6-402(4)(e) (15 minutes)

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 271-5000 or TDD 271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

TUESDAY STAFF BRIEFINGS

April 19, 2016

Briefing Items			Total Estimated Time: 2 hours 20 minutes
Begin	End	Agenda No.	Title
8:30	9:10	1.	Foothills Animal Shelter Update
9:10	9:30	2.	Jeffco EDC Quarterly Update
9:30	9:45	3.	Waiver of Annexation Impact Report Brunel Property - City of Golden
9:45	10:00	4.	IGA for the Installation and Maintenance of a Traffic Signal at 112 th Avenue and Simms Street
10:00	10:15	5.	Limited Term Employee - Airport Maintenance Worker - Summer 2016
10:15	10:45	6.	State Legislation
10:45	10:50	7.	Pilatus
Commissioners Report			Total Estimated Time: 5 minutes
Begin	End	Agenda No.	Title
10:50	10:55		DOLA - Local Government Marijuana Impact Grant
County Manager Report			Total Estimated Time: 10 minutes
Begin	End	Agenda No.	Title
10:55	11:05		Discussion - Appointments to the Sustainability Commission
County Attorney Report			Total Estimated Time: 5 minutes
Begin	End	Agenda No.	Title
11:05	11:10		
Executive Session			Total Estimated Time: 30 minutes
Begin	End	Agenda No.	Title
11:10	11:25		Litigation Update - Legal Advice C.R.S. 24-6-402(4)(b)
11:25	11:40		Pilatus - Legal Advice C.R.S. 24-6-402(4)(b) and Direction to Negotiators C.R.S. 24-6-402(4)(e)

BOARD OF COUNTY COMMISSIONERS SCHEDULE

Time*

Topic*

<u>Time*</u>	<u>Topic*</u>
	<u>Monday, April 18, 2016</u>
8:30 – 10:00 a.m.	Axiom BCC Board Room
10:15 – 11:15 a.m.	Squire Patton Boggs BCC Board Room
	<u>Tuesday, April 19, 2016</u>
8:00 a.m.	BCC Meeting - (Hearing Room One) Public Comment Public Hearings
Immediately following Public Hearings	Staff Briefings - (BCC Board Room)
Immediately following Staff Briefings	Ralph Schell - (BCC Board Room)
3:00 – 6:00 p.m.	Prescient Grand Opening 14401 W. 65 th Way, Arvada
	<u>Wednesday, April 20, 2016</u>
12:30 – 4:00 p.m.	Jeffco Economic Development Council (Consultant Interviews) Martin Engineering Consultants, 12499 W. Colfax Ave., Lakewood
	<u>Thursday, April 21, 2016</u>
	NO TOPICS SCHEDULED TO DATE
	<u>Friday, April 22, 2016</u>
11:30 – 1:30 p.m.	Metro Area County Commissioners (MACC) Arapahoe County, 6954 S. Lima Street, Centennial, CO

***Emergency Items Or Other County Business For Which Prior Notice Was Not Possible May Be Considered.**

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**Foothills Animal Shelter Update
April 19, 2016** For Information For Discussion/Approval
Prior to Future Hearing For Action

ISSUE: The Foothills Animal Shelter is giving an update to the Board of County Commissioners on the shelter.

BACKGROUND:

In 2015 Foothills Animal Shelter requested an increase in dog licensing fees and for assessment financial support from Jefferson County and the cities supported by the shelter (Arvada, Edgewater, Golden, Lakewood, Westminster, and Wheat Ridge). During the discussions with the Board of County Commissioners there were four items Foothills Animal Shelter was asked to look at further.

These items are:

1. What have you done to create efficiencies?
2. Provide an update on the long term financial plan as it progresses.
3. Work on increasing dog licensing compliance.
4. Can a discount be provided for seniors and/or hardship?

DISCUSSION:

An update on these four items will be given in this briefing. Presentation attached.

FISCAL IMPACT: N/A

RECOMMENDATIONS: N/A

ORIGINATOR: Holly Björklund, hbjorklu@jeffco.us 303-271-8597

Treasurer and Foothills Animal Shelter Board Member representing Jefferson County
Finance & Information Technology Director



Presentation

April 19, 2016

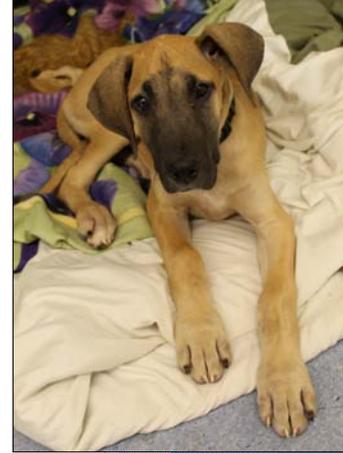
Topics

- Shelter Efficiencies
- Long Term Financial Plan Updates
- Pet Licensing Marketing
- Pet Licensing Senior or Hardship Discounts



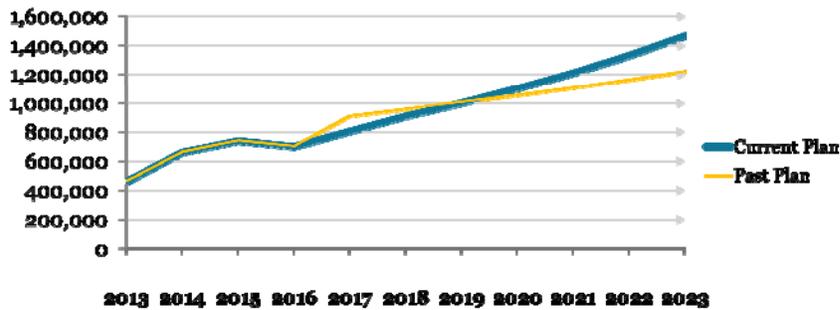
Shelter Efficiencies

- **Enrolled in Joint Shelter Microchip Program**
Annual Cost Savings: \$15,000
- **Public Vaccine Increase from \$15 to \$20**
Additional Annual Revenue: \$17,500
- **Negotiated Vendor Prices**
Annual Cost Savings: \$11,500



Long Term Financial Plan

➤ INCOME ADJUSTMENTS: FUNDRAISING

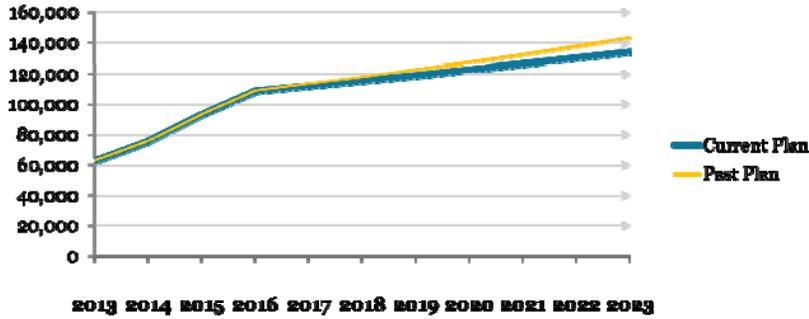


Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	\$460,989	\$659,338	\$738,234	\$700,000	\$805,000	\$909,650	\$1,000,615	\$1,100,677	\$1,210,744	\$1,331,819	\$1,465,000
Past Plan	\$460,989	\$659,338	\$738,234	\$700,000	\$910,000	\$955,500	\$1,003,275	\$1,053,439	\$1,106,111	\$1,161,416	\$1,219,487

Long Term Financial Plan

FOOTHILLS ANIMAL SHELTER

EXPENSE ADJUSTMENTS: PROFESSIONAL CONTRACT SERVICES

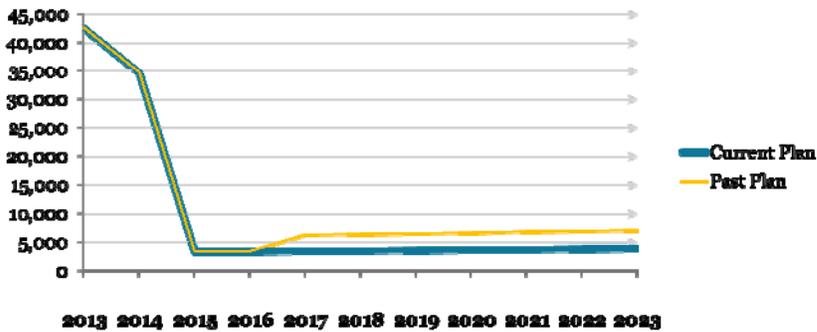


Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	\$62,612	\$75,785	\$93,382	\$108,800	\$112,064	\$115,426	\$118,889	\$122,455	\$126,129	\$129,913	\$133,810
Past Plan	\$62,612	\$75,785	\$93,382	\$108,800	\$113,152	\$117,678	\$122,385	\$127,281	\$132,372	\$137,667	\$143,173

Long Term Financial Plan

FOOTHILLS ANIMAL SHELTER

EXPENSE ADJUSTMENTS: FUNDRAISING

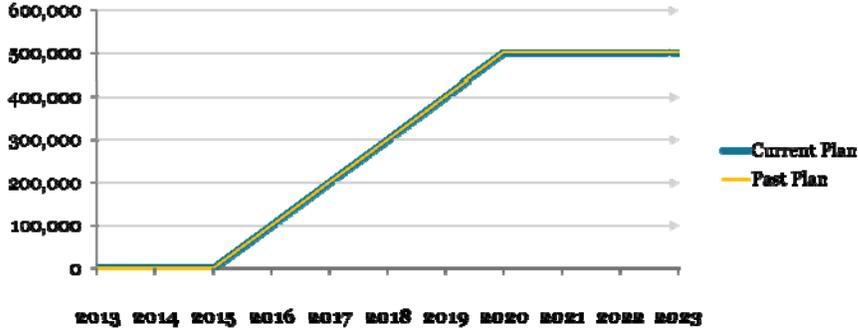


Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	\$42,564	\$34,665	\$3,296	\$3,362	\$3,429	\$3,498	\$3,568	\$3,639	\$3,712	\$3,786	\$3,862
Past Plan	\$42,564	\$34,665	\$3,296	\$3,362	\$6,242	\$6,367	\$6,495	\$6,624	\$6,757	\$6,892	\$7,030

Long Term Financial Plan

FOOTHILLS ANIMAL SHELTER

➤ OPERATING RESERVES ADJUSTMENTS

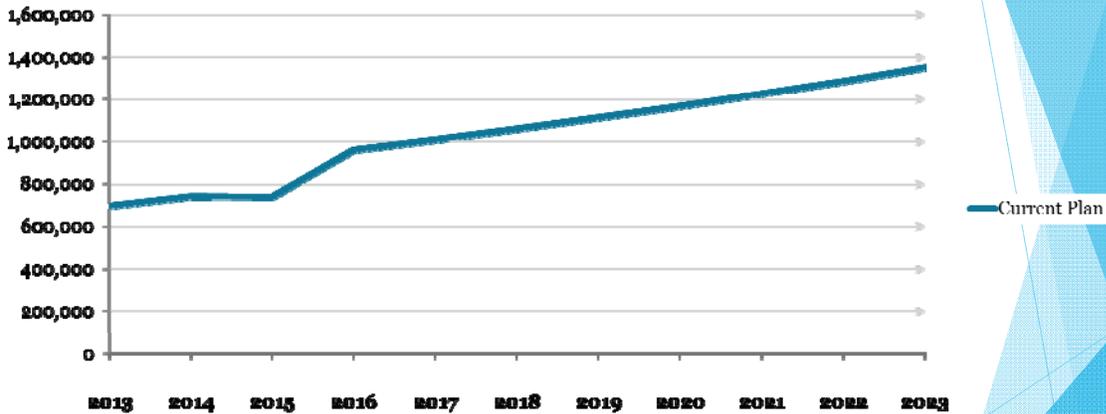


Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	-	-	-	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000
Past Plan	-	-	-	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000

Long Term Financial Plan



➤ INCOME: PET LICENSING



Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	\$696,738	\$738,800	\$738,234	\$960,000	\$1,008,000	\$1,058,400	\$1,111,320	\$1,166,886	\$1,225,230	\$1,286,492	\$1,350,816

Pet Licensing

➤ COMPLIANCE REPORT: FEBRUARY 2016

Jurisdiction	Est Dog Population	GOAL	Licenses issued or renewed	Licenses issued or renewed	License Revenue	License Revenue	Current Compliance Rate	Percentage Obtained Toward Compliance Goal	
			FEB	YTD 7/1-2/28	FEB	YTD 7/1-2/28		3/15-2/16	2015-2016
Arvada	30,995	6,199	577	4,760	\$11,625	\$82,015	25%	77%	75%
Edgewater	1,659	332	13	93	\$280	\$1,690	9%	28%	20%
Golden	5,347	1,069	126	1,047	\$2,440	\$18,380	29%	98%	85%
Lakewood	45,152	9,030	683	5,681	\$13,935	\$101,140	20%	63%	57%
Westminster	30,044	6,009	563	4,244	\$11,445	\$75,420	21%	71%	68%
Wheat Ridge	10,172	2,034	148	1,487	\$3,065	\$26,335	22%	73%	72%
Jeffco	53,001	10,600	1,753	11,682	\$35,660	\$210,082	34%	110%	120%
JURISDICTION TOTALS	176,370	35,273	3863	28,994	\$78,450	\$515,062	26%	82%	82%
VOLUNTARY: Bowmar, Lakeside, Littleton Morrison, Mountain View, Other, Superior			16	142	\$305	\$2,495			
TOTALS:			3,879	29,136	\$78,755	\$517,557			



Pet Licensing

➤ MARKETING

- Water Bill Inserts: 10
- Newspaper ads
- TV: 9News, 7News & Lakewood's KLTv8
- Direct Mailers: 12
- Licensing Event: Taggin' Waggin
- Licensing Web Page: 77,108 page views



- Vehicle Wraps: All 4 Shelter vans wrapped
- Utilizing county/city websites
- Digital Advertising: 9News
- Movie Theatre Videos
- E-Blasts
- Social Media Posts

Pet Licensing

➤ PROJECTED LICENSING GROWTH

Date Range	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Current Plan	\$696,738	\$738,800	\$738,234	\$960,000	\$1,008,000	\$1,058,400	\$1,111,320	\$1,166,886	\$1,225,230	\$1,286,492	\$1,350,816
License Numbers	43,303	46,063	45,342	48,150	50,550	53,070	55,716	58,494	61,412	64,475	67,691
Compliance Rate	25%	26%	26%	27%	29%	30%	32%	33%	35%	37%	38%



Pet Licensing Option

➤ MANDATORY RABIES REPORTING

- **Asking:** Jefferson County Veterinarians to report rabies vaccinations
- **Why:** To increase licensing compliance and keep community safe
- **How:** After receiving the information from clinics, the Shelter would send out a follow-up letter to the pet owner to license
- **Ordinance in Place:** Larimer, Denver City/County, Pueblo
- **Impact:** Larimer County is a model at 60% compliance



Pet Licensing

➤ SENIOR DISCOUNT POSSIBILITY

➤ Local Comparisons:

- **Larimer County:** 62 & older; \$7 discount for altered pets
- **Denver City/County:** 65 years & older; 1 FREE license per senior
- **Colorado Springs/Monument/El Paso County:** 65 & older; \$7 discount for altered pets; \$11.50 discount for unaltered pets
- **Centennial:** 65 & older; 1 FREE license per senior

➤ **\$5 Discount Option for 65 & Older in Jefferson County**

- Would need to show proof of age
- Based on current population, projected annual revenue loss: **\$38,980**
- Projected revenue loss equates to **\$194,900** over next 5 years
- **NOTE:** *Long Term Financial Plan does not reflect this discount*



Pet Licensing

➤ HARDSHIP DISCOUNT POSSIBILITY

➤ Local Comparisons

- None that we are aware of in Colorado

➤ Proof of Eligibility

- Would need to show proof of low income status
- Complexities of CBMS (Colorado Benefit Management Systems)

➤ Concerns with Taking Away from Core Competencies



Current Community Discounts

FOOTHILLS
ANIMAL
SHELTER

➤ ALREADY TARGETING THOSE IN NEED

➤ Affordable weekly Vaccine, License & Microchip Clinics

- \$15 rabies vaccines/\$20 all other vaccines
- \$35 microchips

➤ Licensing Perk

- Pet owners receive an additional \$15 off microchips as an additional back-up form of ID (\$20 fee versus \$35)

➤ Significant/Consistent Adoption Specials

- Advertised regularly/people will wait for them
- Example: Regular adoption fee of 5-year-old dog is \$110
 - 50% off = \$55 (includes spay/neuter, vaccines, microchip & health check)
 - Savings: Hundreds of dollars if these services were purchased at a veterinary clinic



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Appendix



- Page 16: 2015 Year End Financials
- Page 17: Updated Summary of Long Term Financial Plan



Page 15

2015 Year End Financials

SOURCES OF SUPPORT: \$3,203,623

- ✓ Pet Programs & Services 40%
- ✓ Pet Licensing 23%
- ✓ Contributions/Fundraising 14%
- ✓ Reserves 12%
- ✓ Friends of Foothills Animal Shelter 11%

EXPENSES: \$3,203,623

- ✓ Animal & Health Care 68%
- ✓ Pet Licensing 9%
- ✓ Support Services 9%
- ✓ Marketing, Fundraising 7%
- ✓ Volunteer Program 4%
- ✓ Professional Services/IT 3%



Long Term Financial Plan



	2015	2016	2017	2018	2019	2020	2021	2022	2023
BEGINNING FUNDS as of 1/1	\$915,901	\$606,837	\$964,997	\$1,226,400	\$1,513,162	\$1,511,333	\$1,555,322	\$1,577,577	\$1,640,377
OPERATING REVENUES									
Earned Income	\$1,295,047	\$1,219,850	\$1,244,247	\$1,269,132	\$1,294,515	\$1,320,405	\$1,346,813	\$1,373,749	\$1,401,224
Assessments	\$0	\$750,000	\$600,000	\$550,000	\$200,000	\$175,000	\$75,000	\$25,000	\$0
Licensing	\$738,234	\$960,000	\$1,008,000	\$1,058,400	\$1,111,320	\$1,166,886	\$1,225,230	\$1,286,492	\$1,350,816
Fundraising	\$796,108	\$700,000	\$805,000	\$909,650	\$1,000,615	\$1,100,677	\$1,210,744	\$1,331,819	\$1,465,000
Misc	\$47,481	\$23,500	\$850	\$1,000	\$1,200	\$2,000	\$500	\$500	\$500
TOTAL OPERATING REVENUE	\$2,876,870	\$3,653,350	\$3,658,097	\$3,788,182	\$3,607,650	\$3,764,967	\$3,858,287	\$4,017,560	\$4,217,541
OVERALL TOTAL AVAILABLE FUNDS	\$3,792,771	\$4,260,187	\$4,623,094	\$5,014,582	\$5,120,811	\$5,276,300	\$5,413,610	\$5,595,137	\$5,857,918
OPERATING EXPENSES									
Salaries, Wages, Benefits	\$2,134,678	\$2,197,308	\$2,263,227	\$2,331,124	\$2,401,058	\$2,473,090	\$2,547,282	\$2,623,701	\$2,702,412
Volunteer Management	\$17,537	\$16,200	\$16,524	\$16,854	\$17,192	\$17,535	\$17,886	\$18,244	\$18,609
Professional Contract Services	\$93,832	\$108,800	\$112,064	\$115,426	\$118,889	\$122,455	\$126,129	\$129,913	\$133,810
Regulatory Fees & Professional Memberships	\$2,296	\$4,005	\$4,165	\$4,332	\$4,505	\$4,685	\$4,873	\$5,068	\$5,270
Facilities Management	\$196,847	\$208,800	\$219,240	\$230,202	\$241,712	\$253,798	\$266,488	\$279,812	\$293,803
Animal Care & Professional Services	\$316,162	\$331,250	\$341,188	\$351,423	\$361,966	\$372,825	\$384,010	\$395,530	\$407,396
Shelter Admin & Operations	\$144,334	\$137,290	\$140,036	\$142,837	\$145,693	\$148,607	\$151,579	\$154,611	\$157,703
Marketing & Communications (Shelter Only)	\$17,805	\$13,000	\$13,390	\$13,792	\$14,205	\$14,632	\$15,071	\$15,523	\$15,988
Fundraising	\$3,296	\$3,362	\$3,429	\$3,498	\$3,568	\$3,639	\$3,712	\$3,786	\$3,862
Licensing (Includes Marketing)	\$259,148	\$275,175	\$283,430	\$291,933	\$300,691	\$309,712	\$319,003	\$328,573	\$338,431
TOTAL EXPENSES	\$3,185,934	\$3,295,190	\$3,396,693	\$3,501,421	\$3,609,479	\$3,720,978	\$3,836,032	\$3,954,760	\$4,077,283
REVENUE OVER EXPENSES	-\$309,064	\$358,160	\$261,404	\$286,761	-\$1,829	\$43,990	\$22,255	\$62,800	\$140,258
ENDING FUND BALANCE	\$606,837	\$964,997	\$1,226,400	\$1,513,162	\$1,511,333	\$1,555,322	\$1,577,577	\$1,640,377	\$1,780,635
RESTRICTED FUNDS									
(Minus Restricted) Reserve for Building (\$500k)	\$0	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000
(Minus Restricted) Reserve for Operating (3 mos.)	\$0	\$398,242	\$823,798	\$849,173.31	\$875,355	\$902,370	\$930,244	\$959,008	\$988,690
CSAFE Animal Relief Fund	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total Restricted Funds	\$80,000	\$578,242	\$1,103,798	\$1,229,173	\$1,355,355	\$1,482,370	\$1,510,244	\$1,539,008	\$1,568,690
Unrestricted Fund Balance	\$526,837	\$386,755	\$122,603	\$283,988	\$155,977	\$72,953	\$67,333	\$101,369	\$211,945



Jefferson County, Colorado

Quarterly Economic Report – First Quarter 2016



Jefferson County's economic situation was mixed through the first quarter of the 2016, with continued employment gains and low unemployment, but generally declining residential real estate trends. Employment in the county increased 2.7 percent between the third quarters of 2014 and 2015, generating an additional 6,100 jobs. The Jefferson County unemployment rate fell to 2.9 percent in the fourth quarter of 2015, a decline of 0.8 percentage points from the prior year. Consumer confidence rose in the mountain region during the fourth quarter of 2015, increasing 13.8 percent over-the-year.

The residential real estate market reported mixed trends during the fourth quarter of 2015. Sales of single-family detached homes decreased between the fourth quarters of 2014 and 2015, falling 2.7 percent, while single-family attached home sales decreased 1.7 percent during the same period. The average sales price in both the single-family detached and the single-family attached markets increased over-the-year, rising 9.4 percent and 22.2 percent, respectively. The county reported an apartment vacancy rate of 5.3 percent, which was the lowest of the Metro Denver counties. The average rental rate for an apartment in Jefferson County rose 12.7 percent over-the-year to \$1,266 per month in the fourth quarter.

The commercial real estate markets in Jefferson County continued to record generally tightening vacancy and rising average lease rates during the fourth quarter of 2015. The market for Class C office space continued to be the only market to report an increase in vacancy, but recorded increasing average lease rates. The industrial warehouse market was the most constricted of the market types, reporting 1.1 percent vacancy. Class A office space continued to command the highest average lease rate, charging \$25.64 per square foot during the fourth quarter of 2015.

Jefferson County Economic Headlines

- ◆ **CoorsTek**, the Golden-based engineered ceramics leader, is building a new \$120 million facility that will feature a state-of-the-art research and development hub, a sophisticated analytical laboratory, and a world-class materials facility. CoorsTek plans to create 46 new high-paying jobs with an average salary of \$75,000.
- ◆ **3D Systems** relocated and expanded its operations into a 70,000 square-foot facility in unincorporated Jefferson County. The company expects to nearly double its employment to 120 and bring millions in new capital investment. The company has plans to expand in the future, and the new facility allows room for growth. 3D Systems provides comprehensive 3D products and services.
- ◆ **Lockheed Martin Space Systems** secured a contract with Sky Perfect JSAT Corp., a Japanese satellite and broadcasting company. The contract is for JCSAT-17, which will include a flexible processor to allow Sky Perfect to adjust the satellite's position to focus on an area of high need. Lockheed plans to hire at least 25 additional employees to support the project.
- ◆ **Reed Group** announced plans to add up to 180 employees at its Westminster location. The employee absence management company recently acquired a division of Aon Hewitt.
- ◆ **CAMP USA**, an Italian outdoors company, plans to relocate its operations from Broomfield to Golden. The new location is at 16050 Table Mountain Parkway and is 150 percent larger than the previous location.
- ◆ Golden is home to a new gluten-free brewery called **Holiday Brewing Co.** The company opened the 3,000-square-foot facility at 801 Brickyard Circle.
- ◆ A new business accelerator aimed at startup companies in the scientific community opened up in Golden. **Traxion** is a 12-week accelerator program that strives to get startups in the scientific community ready to meet with investors. The accelerator will invest seed capital in exchange for common stock and will connect startup founders with experienced business mentors and strategic partners.
- ◆ The **Colorado Office of Economic Development and International Trade** awarded \$4.35 million in Infrastructure Funding grants under the Advanced Industry Accelerator Grant Program. Manufacturer's Edge

received \$2.5 million to build infrastructure that enables 3-D metals printing standardization and qualification for businesses of all sizes and will facilitate a Colorado consortium between Ball Aerospace, **Lockheed Martin, Faustson**, and the **Colorado School of Mines**. An R&D center will be built at Mines, dedicated to performing applied research and creating database infrastructure needed to qualify printers and their parts.

- ◆ According to a study by Smart Assets, **Colorado School of Mines** is ranked the as one of the top schools in the country where students receive the most return on investment. The average salary of a Mine’s graduate is \$65,000 and the retention rate of students is 94 percent.
- ◆ Healthgrades released the 2016 list of America’s best hospitals and three Metro Denver hospitals were included among the top 100 hospitals: Good Samaritan Medical Center in Lafayette, **Lutheran Medical Center** in Wheat Ridge, and Saint Joseph Hospital in Denver. Hospitals included on the list exhibit exceptional, comprehensive, and consistent quality and patients are more likely to have a successful treatment without major complications.
- ◆ Headlight released analysis of U.S. Bureau of Labor Statistics data and reported that Jefferson County had the **seventh most improved unemployment rate in the nation**. The company analyzed unemployment statistics between 2005 and 2015 for 135 large counties, which includes counties with populations larger than 500,000 people. Jefferson County also had the third-lowest unemployment rate of the large counties.

Metropolitan Region and State Economic Headlines

- ◆ Bloomberg ranked the **most innovative states** in the country and Colorado ranked eighth overall. The company scored states across six measures including R&D intensity, productivity, and high-tech density. Colorado ranked fifth for STEM concentration and sixth for science and engineering degree holders.
- ◆ WalletHub ranked the Denver-Aurora-Lakewood metropolitan statistical area (MSA) as the **fourth best market for science, technology, engineering, and mathematics (STEM) professionals**. The company ranked the 100 largest metropolitan areas in the country based on criteria including STEM-employment growth, research and development spending, tech startup density, and housing affordability.
- ◆ Zillow ranked Denver the **hottest housing market of 2016**. The company stated Denver has a healthy mix of home price appreciation, low unemployment, and a tech industry focus. The company ranked cities based on criteria including home price appreciation, jobless rate, and income growth.

Employment Activity

The number of businesses throughout Jefferson County increased 4.6 percent between the third quarters of 2014 and 2015, a net gain of over 840 businesses. Twelve of the 13 supersectors reported growth in the number of businesses between the third quarters of 2014 and 2015. The largest percentage increase of businesses were in the mining and logging sector and the professional and business services supersector, both increasing 7.1 percent over-the-year. The transportation, warehousing, and utilities supersector also reported a significant increase in businesses, rising 5.8 percent over-the-year, and creating 15 new businesses. The professional and business services supersector added the most new businesses, creating over 360 new establishments. The government sector was the only sector to shed establishments during the period, losing seven business units.

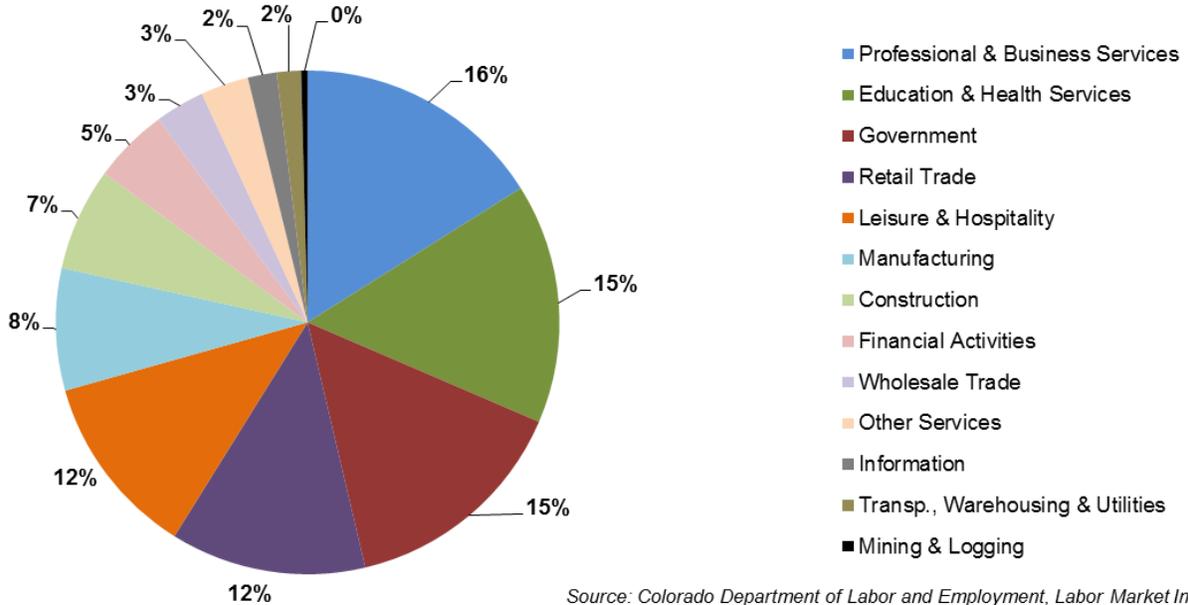
The average weekly wage for Jefferson County was \$992 during the third quarter of 2015. The manufacturing sector (\$1,662) recorded the highest average weekly wage during the period and the second largest increase (+6.8 percent) in wages between the third quarters of 2014 and 2015. The information sector posted the smallest increase in wages over-the-year, rising 1.6 percent to \$1,334 per week, while the financial activities sector reported the largest increase (+10.5 percent). The lowest average wage was in the leisure and hospitality supersector, with an average weekly wage of \$364. The mining and logging sector reported the only over-the-year decline in the average weekly wage, falling 6.7 percent or \$77 per week.

Business and Employment Indicators by Supersector

	Jefferson County						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	3Q 2015	3Q 2014	3Q 2015	3Q 2014	3Q 2015	3Q 2014	3Q 2015	3Q 2014
Total All Industries	19,195	18,351	\$992	\$951	230,252	224,155	1,551,489	1,497,388
Private Sector								
Mining & Logging	150	140	\$1,080	\$1,157	946	878	14,379	15,220
Construction	2,009	1,912	\$1,069	\$1,008	15,185	14,166	88,730	84,838
Manufacturing	499	487	\$1,662	\$1,556	18,059	17,005	86,184	83,263
Wholesale Trade	1,567	1,525	\$1,660	\$1,578	7,325	7,433	75,741	73,806
Retail Trade	1,759	1,734	\$565	\$536	28,886	28,363	152,437	147,642
Transp., Warehousing & Utilities	273	258	\$1,288	\$1,236	3,575	3,429	51,506	50,085
Information	296	284	\$1,334	\$1,313	4,260	3,925	53,956	53,237
Financial Activities	2,115	2,038	\$1,202	\$1,088	11,173	10,951	106,855	102,196
Professional & Business Services	5,430	5,069	\$1,279	\$1,243	36,974	36,712	288,101	279,545
Education & Health Services	1,939	1,842	\$806	\$772	35,459	34,326	197,037	187,519
Leisure & Hospitality	1,434	1,395	\$364	\$352	27,077	26,239	175,781	167,975
Other Services	1,518	1,438	\$685	\$673	7,090	6,837	47,461	46,346
Government	177	184	\$1,119	\$1,096	34,192	33,850	213,047	205,446

Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry.
 Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

**Jefferson County Employment by Supersector
Third Quarter 2015**



Source: Colorado Department of Labor and Employment, Labor Market Information. Quarterly Census of Employment and Wages (QCEW).

Jefferson County employment increased 2.7 percent in the third quarter of 2015 compared with the prior year, representing an additional 6,100 jobs. The sector that reported the largest percentage increase in employment was information, which rose 8.5 percent or about 340 jobs between the third quarters of 2014 and 2015. Professional and business services, the largest supersector by employment, reported a 0.7 percent increase over-the-year, representing about 260 new jobs. The educational and health services supersectors reported the largest absolute increase in employment during the period, generating over 1,130 jobs. The wholesale trade sector reported the only decrease in employment during the period, falling 1.5 percent or about 110 fewer jobs.

The Metro Denver area recorded stronger employment growth than Jefferson County, with total employment rising 3.6 percent between the third quarters of 2014 and 2015. The education and health services supersector reported the largest percentage increase and the largest absolute increase in employment during the period, rising 5.1 percent or 9,520 jobs. The professional and business services supersector (+3.1 percent) created the second most jobs during the period, creating nearly 8,560 positions. The mining and logging sector recorded the only decline in employment over-the-year, decreasing 5.5 percent over-the-year or 840 jobs.

Labor Force and Unemployment

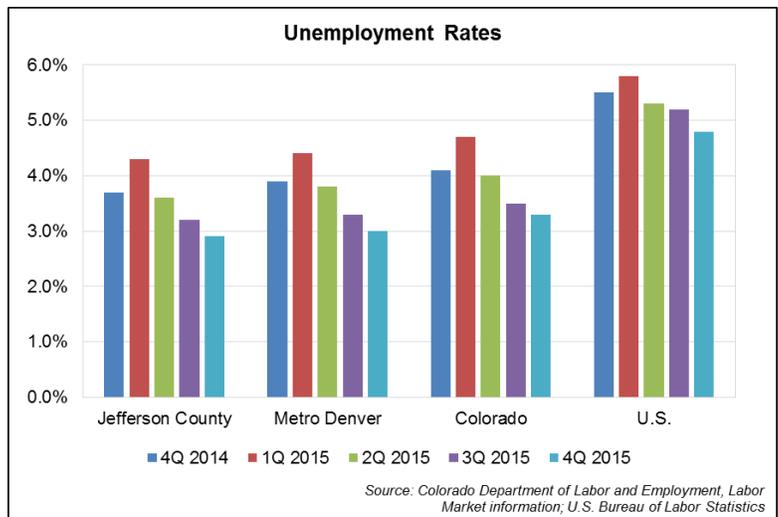
Unemployment in Jefferson County decreased by 0.8 percentage points between the fourth quarters of 2014 and 2015, falling from 3.7 percent to 2.9 percent. The area’s labor force increased at a rate of 0.3 percent during the same period, with 900 additional individuals working or looking for a job. Of the seven Metro Denver counties, Jefferson County recorded the fourth lowest unemployment rate and the fourth largest over-the-year decrease in the unemployment rate. The Jefferson County fourth quarter 2015 unemployment rate was the lowest fourth quarter

unemployment rate since the fourth quarter of 2000 when the rate was 2.2 percent. Metro Denver unemployment declined over-the-year, falling 0.9 percentage points to 3 percent in the fourth quarter, and the labor force increased at a rate of 0.2 percent over-the-year. The Metro Denver unemployment rate was the lowest fourth quarter rate since the fourth quarter of 2000 when the rate was 2.4 percent.

Colorado reported a 0.3 percent increase in the labor force between the fourth quarters of 2014 and 2015 and the unemployment rate declined 0.8 percentage points to 3.3 percent. The United States recorded a 0.7 percentage point decline in the unemployment rate over-the-year, with 0.7 percent growth in the labor force.

	Labor Force			Unemployment Rate	
	4Q 2015	4Q 2014	Yr/Yr % Change	4Q 2015	4Q 2014
Jefferson County	311,415	310,515	0.3%	2.9%	3.7%
Metro Denver	1,649,826	1,646,924	0.2%	3.0%	3.9%
Colorado	2,829,329	2,822,260	0.3%	3.3%	4.1%
U.S. (000s)	157,299	156,145	0.7%	4.8%	5.5%

Sources: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

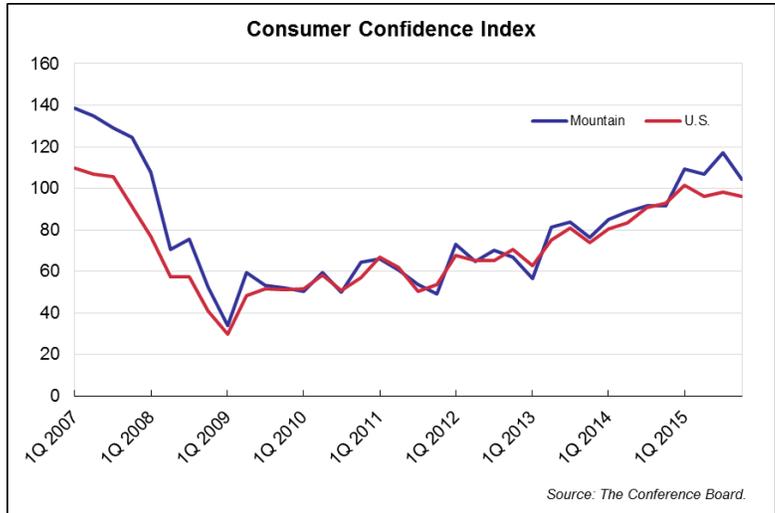


Consumer Activity

Consumer Confidence

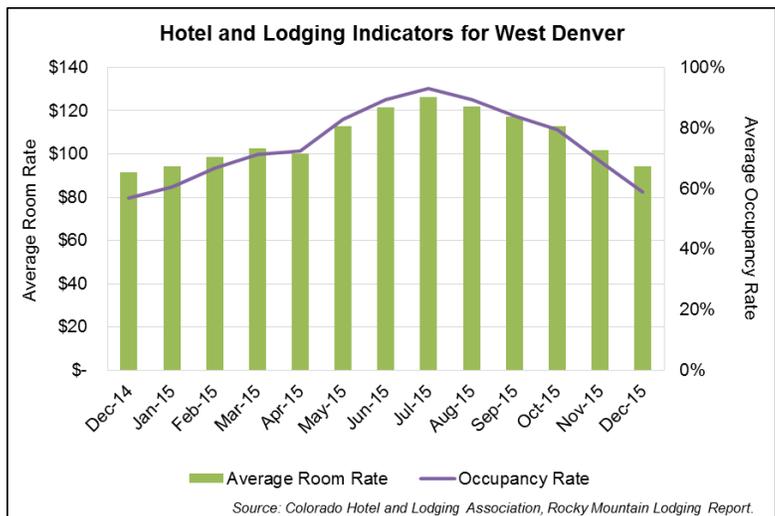
The Conference Board’s National Consumer Confidence Index reported increases through the fourth quarter of 2015, rising 3.5 percent over-the-year to 96 for the U.S. index. However, the U.S. index recorded a 2.3 percent decrease in consumer confidence between the third and fourth quarters of 2015. The fourth quarter 2015 level is the highest fourth quarter national consumer confidence level since the fourth quarter of 2006 when the index was at 106.8.

The Mountain Region index, which includes Colorado, also increased compared with the fourth quarter of 2014. The Mountain Region index rose to 104.3, an over-the-year increase of 13.8 percent. Similar to the national index, the mountain index also fell over-the-quarter, declining 10.8 percent. The mountain region continued to report high levels of consumer confidence, signaling strong expectations for the local economy.



Lodging

According to the *Rocky Mountain Lodging Report*, the West Denver market recorded an occupancy rate of 58.8 percent in December 2015. This rate was 1.9 percentage points higher than the prior year’s occupancy rate. The average room rate for the West Denver market was \$94.20 per night in December, a 3 percent increase from the previous year (\$91.45 per night). The average occupancy rate in Metro Denver decreased to 55.5 percent in December, down from 58.3 percent in the same month last year, and the average room rate rose 5.3 percent to \$115.63 per night.



Retail Sales

Jefferson County retail sales increased 7.6 percent between the first quarters of 2014 and 2015, representing an additional \$281 million in sales over-the-year. Of the 13 cities/subareas within Jefferson County, 12 areas reported over-the-year growth in retail sales. Edgewater recorded the largest increase in retail sales during the period, rising 25.6 percent or \$8.2 million. Morrison (+16.3 percent) and Unincorporated Jefferson County (+12 percent) also reported significant increases in retail sales between the first quarters of 2014 and 2015. Evergreen reported the smallest increase in sales over-the-year, rising 2.7 percent to \$34.7 million. Kittredge reported the only decrease over-the-year, falling 6.4 percent and generated \$148,000 less in retail sales. Lakewood reported an

additional \$115 million in total retail sales between the first quarters of 2014 and 2015, the largest increase in sales volume in the county.

Total retail sales in the seven-county Metro Denver area increased 3.5 percent between the first quarters of 2014 and 2015. Six of the seven counties in Metro Denver reported growth in retail sales during the period. Jefferson and Arapahoe counties recorded the largest percentage increases, both rising 7.6 percent in the first quarter of 2015 compared with the previous year. The City and County of Denver recorded the largest increase in retail sales volume, generating an additional \$449.3 million in sales. Adams County reported the only decline in retail sales during the same period, falling 9.1 percent to nearly \$4.8 billion.

Residential Real Estate

- ◆ Resmark Apartment Living and Lennar Multifamily Communities plan to build 13 three-story apartment buildings on a 16-acre site in Westminster. The Axis Westminster garden-style complex will have 374 apartments units with quick access to public transportation. The completed project is expected in 2017.
- ◆ Atlanta-based Wood Partners plans to build a 350-unit apartment complex at 3950 S. Wadsworth Boulevard in Lakewood. Located near the Pinehurst Country Club, the units will average 965 square feet and will be ready for occupation by fall 2017.
- ◆ Denver-based Momentum Development LLC and Illinois Inland National Development broke ground on a 155-unit transit-oriented apartment complex along RTD’s West Line. Construction is expected to take 14 to 16 months to complete. West Line Flats was designed by 359 Design and the proposed plan includes studios, one-, and two-bedroom units. Amenities at the development will include 925 bike spaces, community clubhouse, fitness center, and a rooftop deck clubhouse.

Home Sales

Jefferson County reported declining trends in both the single-family detached and single-family attached existing home markets. The number of single-family detached homes sold decreased between the fourth quarters of 2014 and 2015, falling 2.7 percent to 1,934 homes sold. Prices of single-family detached homes continued to appreciate, leading to a 9.4 percent increase in the average sales price to \$388,660 during the period. Of the seven counties in Metro Denver, Jefferson County recorded the fifth highest average sales price and was third for the number of homes sold. Arapahoe County posted the most homes sold during the quarter, selling 2,100 homes, and reported an over-the-year increase in sales of 8.7 percent. Boulder County recorded the highest average sales price (\$528,540) and the largest increase in the average sales price of the seven counties, rising 14.7 percent over-the-year.

Sales of single-family attached homes in Jefferson County decreased 1.7 percent between the fourth quarters of 2014 and 2015, to 702 homes sold or 12 fewer homes sold. The average sales price of a single-family attached home rose, recording a 22.2 percent increase to \$211,990 during the same period. Compared with the other six

Metro Denver Total Retail Sales (\$000s)

County	City	1Q 2015	1Q 2014	Yr/Yr % change
Adams		\$4,791,426	\$5,273,570	-9.1%
Arapahoe		\$5,053,164	\$4,696,539	7.6%
Boulder		\$2,379,039	\$2,224,696	6.9%
Broomfield		\$530,854	\$511,827	3.7%
Denver		\$6,463,403	\$6,014,146	7.5%
Douglas		\$1,949,150	\$1,881,645	3.6%
Jefferson		\$4,010,572	\$3,728,605	7.6%
	Arvada	\$568,717	\$539,153	5.5%
	Conifer	\$35,588	\$32,328	10.1%
	Edgewater	\$40,142	\$31,950	25.6%
	Evergreen	\$34,696	\$33,796	2.7%
	Golden	\$356,337	\$340,875	4.5%
	Kittredge	\$2,163	\$2,311	-6.4%
	Lakeside	\$20,286	\$18,387	10.3%
	Lakewood	\$1,497,206	\$1,382,028	8.3%
	Littleton	\$155,157	\$145,866	6.4%
	Morrison	\$15,524	\$13,349	16.3%
	Westminster	\$335,438	\$309,699	8.3%
	Wheat Ridge	\$443,776	\$427,464	3.8%
	Unincorporated	\$505,541	\$451,400	12.0%

Note: Jefferson County city totals may not sum to Jefferson County total due to rounding.

Source: Colorado Department of Revenue.

counties in Metro Denver, Jefferson County recorded the third highest number of homes sold and reported the fifth highest average sales price in the single-family attached market. Arapahoe County posted the most single-family attached home sales (1,169 sales) and Boulder County reported the highest average sales price (\$299,280) during the fourth quarter.

Existing Home Sales

	Metro Denver County Markets							Metro Denver Total
	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales								
<i>Single-Family Detached</i>								
4Q 2015	1,753	2,100	968	237	2,047	1,500	1,934	10,539
4Q 2014	1,619	1,932	973	227	2,240	1,325	1,988	10,304
<i>Single-Family Attached</i>								
4Q 2015	457	1,169	199	24	953	337	702	3,841
4Q 2014	413	1,018	268	34	999	314	714	3,760
Average Sold Price								
<i>Single-Family Detached</i>								
4Q 2015	\$289,961	\$365,778	\$528,538	\$391,399	\$420,544	\$448,424	\$388,657	\$393,010
4Q 2014	\$257,957	\$330,870	\$460,907	\$373,343	\$386,859	\$425,008	\$355,385	\$361,030
<i>Single-Family Attached</i>								
4Q 2015	\$184,515	\$195,727	\$299,284	\$262,121	\$284,965	\$290,307	\$211,992	\$230,382
4Q 2014	\$175,090	\$166,379	\$278,421	\$209,944	\$254,545	\$252,053	\$173,483	\$206,891

Source: ColoradoComps.

Apartment Market

Jefferson County recorded the lowest apartment vacancy rate of the six Metro Denver county market groups for the fourth quarter of 2015. The Jefferson County vacancy rate rose 1.5 percentage points between the fourth quarter of 2014 and 2015 to 5.3 percent vacancy. The vacancy rate also rose 0.2 percentage points over-the-quarter. The Jefferson County fourth quarter vacancy rate was 1.5 percentage points below the Metro Denver average (6.8 percent). The average rental rate in the county for all apartment types (\$1,266 per month) fell 0.2 percent between the third and fourth quarters of 2015, recording the second smallest over-the-quarter decrease in the average lease rate of the six county market groups. The county reported a 12.7 percent increase over-the-year in the average rental rate, rising from \$1,124 per month in the fourth quarter of 2014.

Metro Denver Average Apartment Rents and Vacancy

Fourth Quarter 2015

County	Vacancy Rate	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Adams	5.6%	\$757	\$1,041	\$1,187	\$1,384	\$1,730	\$1,391	\$1,197
Arapahoe	6.2%	\$914	\$1,070	\$1,168	\$1,412	\$1,810	\$1,647	\$1,229
Boulder/Broomfield	7.6%	\$1,241	\$1,340	\$1,398	\$1,693	\$1,987	\$1,456	\$1,494
Denver	7.6%	\$1,108	\$1,199	\$1,229	\$1,647	\$1,860	\$1,463	\$1,314
Douglas	9.3%	\$1,030	\$1,253	\$1,430	\$1,586	\$1,925	\$2,063	\$1,446
Jefferson	5.3%	\$891	\$1,132	\$1,154	\$1,439	\$1,674	\$1,385	\$1,266
Metro Average	6.8%	\$1,061	\$1,148	\$1,218	\$1,508	\$1,808	\$1,461	\$1,292

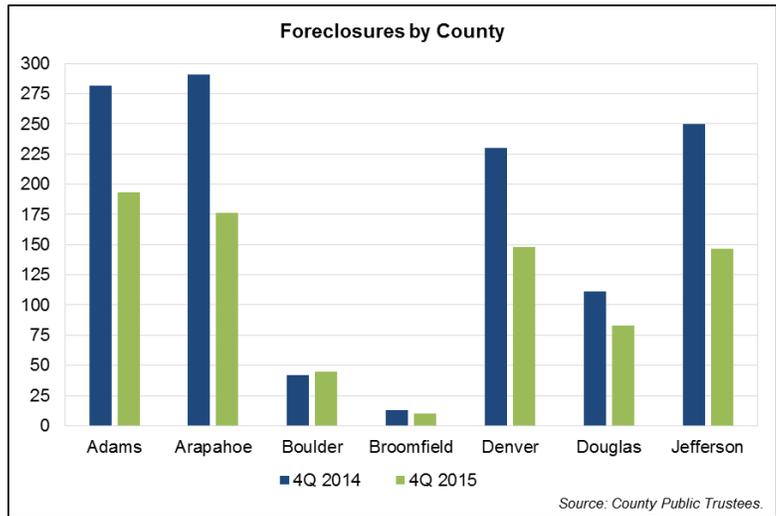
Source: Denver Metro Apartment Vacancy and Rent Survey.

The Metro Denver apartment rental market continued to loosen between the fourth quarters of 2014 and 2015, with the vacancy rate rising 2.1 percentage points to 6.8 percent. All six county market groups in Metro Denver reported over-the-year increases in the vacancy rate and in the average rental rate. The City and County of Denver and Douglas County recorded significant over-the-year increases in the vacancy rate, rising 3 percentage points and 5.3 percentage points, respectively. The Metro Denver average rental rate of \$1,292 per month for all apartment types increased 10.5 percent over-the-year. The largest over-the-year increase in the average rental rate was in Jefferson County (+12.7 percent) followed by the Boulder/Broomfield subarea (+12.3 percent). Douglas County reported the smallest over-the-year increase in the average rental rate, rising 4.4 percent to \$1,446 per month for all apartment types.

Foreclosures

Foreclosure filings in Jefferson County decreased between the fourth quarters of 2014 and 2015. Foreclosure filings in the county fell 41.2 percent compared with the previous year to 147 total filings. Jefferson County recorded the largest over-the-year decrease in foreclosures of the seven Metro Denver counties. Foreclosure filings also decreased between the third and fourth quarters of 2015, falling 3.3 percent.

Metro Denver recorded a 34.2 percent decrease over-the-year and an 8.7 percent decrease over-the-quarter, reporting 802 total foreclosure filings during the fourth quarter of 2015. Fourth quarter foreclosures marked the lowest level in Metro Denver since data records going back to the first quarter of 2002.



Residential Construction

Residential building permits in Jefferson County decreased 13.7 percent between the fourth quarters of 2014 and 2015. Single-family detached permits accounted for 98.5 percent of the total permits issued during the fourth quarter of 2015. There was a 16.7 percent increase over-the-year in single-family detached permits issued throughout Jefferson County. Multi-family building permits fell from 105 permits issued during the fourth quarter 2014 to no permits issued during the fourth quarter of 2015. There were five single-family attached permits issued during the fourth quarter 2015, three more permits than the same quarter the previous year.

Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Unincorp. Jefferson County	73	83	2	2	-	-	75	85
Arvada	150	136	-	-	-	-	150	136
Edgewater	2	1	-	-	-	-	2	1
Golden	1	1	-	-	0	10	1	11
Lakewood	56	48	-	-	0	95	56	143
Westminster*	42	5	-	-	-	-	42	5
Wheat Ridge	11	13	3	-	-	-	14	13
Total Units	335	287	5	2	0	105	340	394

*Westminster included in Adams and Jefferson Counties. Total may reflect construction not in Jefferson County. Source: U.S. Census Bureau.

The Jefferson County cities reported mixed trends across the three building permit categories between the fourth quarters of 2014 and 2015. Single-family attached permits were only issued in Lakewood and Unincorporated Jefferson County. Arvada reported the largest number of total single-family detached permits within the county, reporting 150 permits for the quarter, a 10.3 percent increase over the previous year's level. Westminster reported a 740 percent increase in single-family detached permits, the largest percentage increase of the seven submarkets. Unincorporated Jefferson County issued 73 single-family detached home permits during the fourth quarter of 2015, a decrease of 12 percent compared with the prior year.

- Metro West Housing Solutions projects:
 - **CityScape at Belmar:** 130 units of low and moderate income housing for seniors, opened in late November. This LEED Platinum building provides beautiful homes for seniors in a vibrant and walkable neighborhood. It is the only affordable housing built in Belmar and will be a real asset to the community.
 - **Lamar Station Crossing-Phase II:** This phase will complete the campus of the extremely successful TOD community that opened in 2014. It will add 65 units of low and moderate income housing for families for a total of 175 units on the campus. MWHS will apply for funding in 2016 and, if successful, will begin construction in early to mid-2017 and open the following year.
 - **5800 W. Alameda:** Will be 160 units of affordable family housing, both in the existing 7-story office tower and a newly constructed building. The \$35 million project will improve that part of the Alameda corridor through additional residential product and improving a blighted, vacant building. The New America School will remain in the attached retail space. The new property will add a more urban feel and will offer a significantly improved view than the current acres of asphalt parking. MWHS hopes to begin construction in early 2017 and open in mid-2018.

Commercial Real Estate

- ◆ Construction of a 135,000-square-foot Walmart Supercenter is expected in Arvada. The retail center will be located at the former Arvada Plaza, on the southeast corner of Ralston Road and Independence Street, now that demolition is complete. Construction is expected to start this spring and the completed building is expected in spring 2017.
- ◆ Developers broke ground on the Hilton Garden Inn in Arvada. The \$23 million project will redevelop a site at 5445 Olde Wadsworth Boulevard and will have 139 rooms, 3,000 square feet of meeting space, a full-service restaurant, indoor pool, fitness center, and 150 parking spaces. The five-story hotel is expected to employ 80 workers when completed in early 2017.
- ◆ Developers broke ground on a third medical office building for St. Anthony Hospital in Lakewood. The new 106,000 square-foot four-story facility could include an ambulatory surgery center, primary and specialty services on an outpatient basis, and parking.

Note: lease rates for industrial, flex, and retail property are triple-net; office rates are full-service.

Office Market

Vacancy rates for the Jefferson County office market improved for two of the three classes of office space between the fourth quarters of 2014 and 2015. Class B space reported the largest decline in the vacancy rate, falling 1.8 percentage points to 15.5 percent. Class A vacancy declined 0.6 percentage points over-the-year, falling to 8.4 percent. The vacancy rate for Class C space rose 1 percentage point to 9.4 percent.

The average lease rates for office space in Jefferson County rose across two of the three classes of office buildings through the fourth quarter of the year. Class C space reported the largest increase in the average lease rate, rising 2.5 percent to \$15.04 per square foot. The average lease rate for Class B space increased 2.2 percent to \$18.50 per square foot. The average lease rate for Class A space fell 1.2 percent to \$25.64 per square foot.

The Metro Denver office market reported improvements across all three classes of office space between the fourth quarters of 2014 and 2015. Class B space reported the largest decline in the vacancy rate, falling 1.1 percentage points over-the-year to 10.2 percent. Class A and Class C space also recorded declines in the vacancy rate, falling 0.6 percentage point and 0.5 percentage points, respectively. The average lease rate in the office market improved significantly over-the-year. Class B space reported the largest increase in the average lease rate, rising 7.3 percent to \$21.61 per square foot. Class A and Class C office lease rates also reported increases, rising 2.9 percent and 3.3 percent, respectively.

Industrial Market

Industrial vacancy in Jefferson County fell during the fourth quarter of 2015. The industrial warehouse market reported a 0.4 percentage point decline in the vacancy rate between the fourth quarters of 2014 and 2015, falling from 1.5 percent to 1.1 percent. The vacancy rate is among the lowest warehouse vacancy rates since the availability of the data in Jefferson County. The average lease rate in the industrial warehouse market increased 10.5 percent over-the-year to \$8.39 per square foot. The vacancy rate in the flex/R&D market reported an over-the-year decrease of 4.3 percentage points, falling from 5.8 percent to 1.5 percent. The average lease rate rose 2.4 percent during the same period, increasing to \$10.14 per square foot.

The industrial market in Metro Denver reported mixed trends between the fourth quarters of 2014 and 2015. The industrial warehouse market reported a 0.4 percentage point increase in the vacancy rate, rising from 2.9 percent to 3.3 percent. The average lease rate rose 17.1 percent to \$7.04 per square foot. The flex/R&D market in Metro Denver reported a 0.5 percentage point decrease in the vacancy rate over-the-year, falling to 6.3 percent from 6.8 percent. The average lease rate rose 11.6 percent during the period to \$11.04 per square foot.

Retail Market

The Jefferson County retail market reported no change in vacancy during the fourth quarter of 2015, recording a 6.5 percent vacancy rate. The vacancy rate is among the lowest fourth quarter vacancy rates since the availability of the data. The average lease rate increased 1.4 percent between the fourth quarters of 2014 and 2015, rising \$0.19 to \$13.93 per square foot.

The Metro Denver retail market reported more positive trends than Jefferson County through the fourth quarter of the year. The vacancy rate in the area fell 0.2 percentage points to 5 percent during the period, reporting the lowest rate in Metro Denver since the availability of the data in 2006. The average lease rate increased 1.7 percent during the same period, rising from \$15.74 per square foot to \$16.00 per square foot. The average lease rate was the highest fourth quarter rate since 2009 when the rate was \$16.79 per square foot.

Jefferson County Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Office	Jefferson County						
	Class A	4,857,412	4,857,412	8.4%	9.0%	\$25.64	\$25.94
	Class B	13,820,189	13,693,974	15.5%	17.3%	\$18.50	\$18.10
	Class C	3,458,958	3,458,958	9.4%	8.4%	\$15.04	\$14.68
	Metro Denver						
	Class A	62,756,463	61,120,126	9.6%	10.2%	\$29.74	\$28.90
	Class B	93,799,683	93,358,190	10.2%	11.3%	\$21.61	\$20.14
Class C	21,495,708	21,495,708	5.1%	5.6%	\$17.01	\$16.46	
Industrial	Jefferson County						
	Industrial Warehouse	7,809,183	7,809,183	1.1%	1.5%	\$8.39	\$7.59
	Flex/R&D	1,402,793	1,385,793	1.5%	5.8%	\$10.14	\$9.90
	Metro Denver						
	Industrial Warehouse	130,281,908	129,870,931	3.3%	2.9%	\$7.04	\$6.01
Flex/R&D	10,273,989	10,256,989	6.3%	6.8%	\$11.04	\$9.89	
Retail	Jefferson County	33,729,991	33,596,449	6.5%	6.5%	\$13.93	\$13.74
	Metro Denver	161,949,820	160,789,066	5.0%	5.2%	\$16.00	\$15.74

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.

Source: CoStar Realty Information, Inc.

Commercial Construction

There was 346,760 square feet of commercial space completed in Jefferson County through the end of 2015, consisting of 133,540 square feet of retail space, 126,220 square feet of office space, and 87,000 square feet of flex space. There were nine buildings completed during the fourth quarter. The largest buildings were the 30,000-square-foot Molly’s Liquors in Lakeside and a 70,000-square-foot flex industrial building at 5381 S. Alkire Circle in unincorporated Jefferson County.

There was 606,680 square feet of commercial space under construction through the end of 2015. The industrial market represented the majority of projects in the pipeline, with 246,420 square feet of industrial space under construction during the fourth quarter. There was 234,550 square feet of office space under construction during the same period. The largest building under construction was the 216,000-square-foot FedEx build-to-suit industrial space near the Rocky Mountain Metropolitan Airport.

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March 2016



Jefferson County, Colorado

Quarterly Economic Report – First Quarter 2016



Jeffco Economic Headlines



Business Activity



Business and Employment Indicators by Supersector

	Jefferson County						Metro Denver	
	Quarterly Business Count		Average Weekly Wage		Quarterly Employment Level		Quarterly Employment Level	
	3Q 2015	3Q 2014	3Q 2015	3Q 2014	3Q 2015	3Q 2014	3Q 2015	3Q 2014
Total All Industries	19,195	18,351	\$992	\$951	230,252	224,155	1,551,489	1,497,388
Private Sector								
Mining & Logging	150	140	\$1,080	\$1,157	946	878	14,379	15,220
Construction	2,009	1,912	\$1,069	\$1,008	15,185	14,166	88,730	84,838
Manufacturing	499	487	\$1,662	\$1,556	18,059	17,005	86,184	83,263
Wholesale Trade	1,567	1,525	\$1,660	\$1,578	7,325	7,433	75,741	73,806
Retail Trade	1,759	1,734	\$565	\$536	28,886	28,363	152,437	147,642
Transp., Warehousing & Utilities	273	258	\$1,288	\$1,236	3,575	3,429	51,506	50,085
Information	296	284	\$1,334	\$1,313	4,260	3,925	53,956	53,237
Financial Activities	2,115	2,038	\$1,202	\$1,088	11,173	10,951	106,855	102,196
Professional & Business Services	5,430	5,069	\$1,279	\$1,243	36,974	36,712	288,101	279,545
Education & Health Services	1,939	1,842	\$806	\$772	35,459	34,326	197,037	187,519
Leisure & Hospitality	1,434	1,395	\$364	\$352	27,077	26,239	175,781	167,975
Other Services	1,518	1,438	\$685	\$673	7,090	6,837	47,461	46,346
Government	177	184	\$1,119	\$1,096	34,192	33,850	213,047	205,446

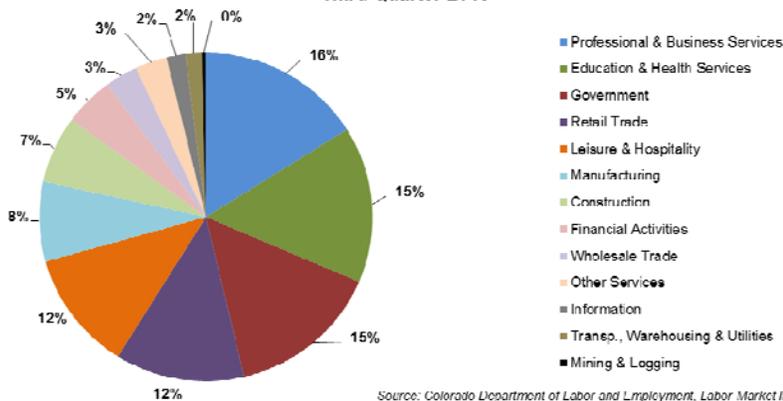
Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry. Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

Jefferson County Economic Development Corporation

Employment Activity



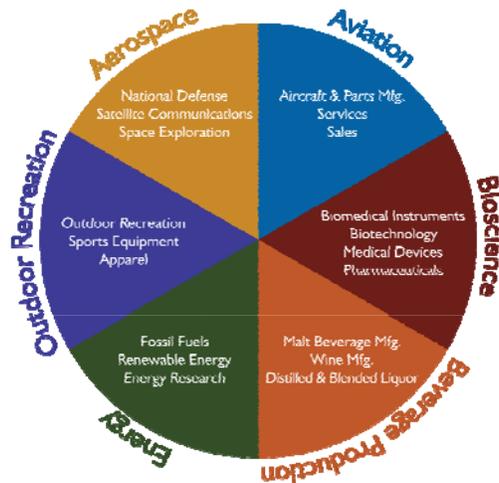
**Jefferson County Employment by Supersector
Third Quarter 2015**



Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

Jefferson County Economic Development Corporation

Jeffco EDC's Target Industry Clusters



Jefferson County Economic Development Corporation

Industry Cluster Activity



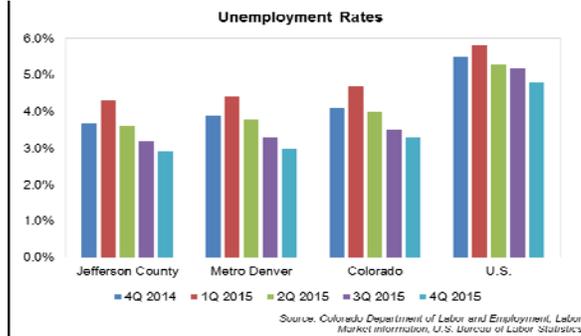
Industry	Establishments	Direct Employment
Aerospace	18	6,075
Aviation	102	443
Beverage Production	43	2,220
Bioscience		
Medical Device & Diagnostics	62	3,193
Pharmaceuticals & Biotechnology	43	237
Energy		
Cleantech	424	6,490
Fossil Fuels	272	1,851

Jefferson County Economic Development Corporation

Employment Activity

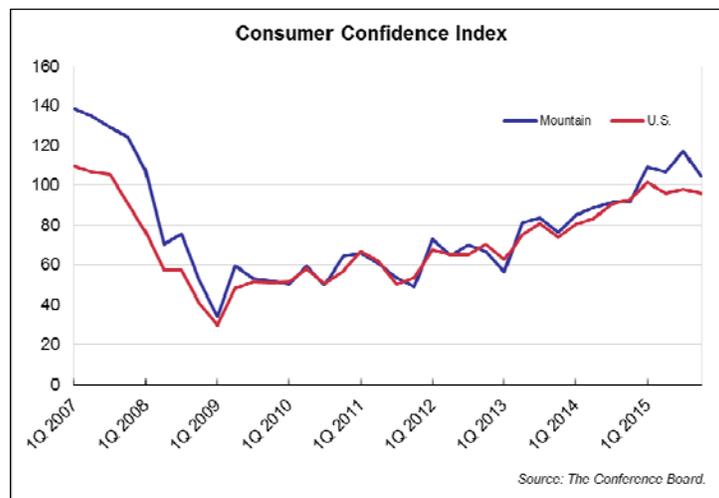


	Labor Force			Unemployment Rate	
	4Q 2015	4Q 2014	Yr/Yr % Change	4Q 2015	4Q 2014
Jefferson County	311,415	310,515	0.3%	2.9%	3.7%
Metro Denver	1,649,826	1,646,924	0.2%	3.0%	3.9%
Colorado	2,829,329	2,822,260	0.3%	3.3%	4.1%
U.S. (000s)	157,299	156,145	0.7%	4.8%	5.5%



Jefferson County Economic Development Corporation

Consumer Activity



Jefferson County Economic Development Corporation

Consumer Activity



Metro Denver Total Retail Sales (\$000s)

County	City	1Q 2015	1Q 2014	Yr/Yr % change
Adams		\$4,791,426	\$5,273,570	-9.1%
Arapahoe		\$5,053,164	\$4,696,539	7.6%
Boulder		\$2,379,039	\$2,224,696	6.9%
Broomfield		\$530,854	\$511,827	3.7%
Denver		\$6,463,403	\$6,014,146	7.5%
Douglas		\$1,949,150	\$1,881,645	3.6%
Jefferson		\$4,010,572	\$3,728,605	7.6%
	Arvada	\$568,717	\$539,153	5.5%
	Conifer	\$35,588	\$32,328	10.1%
	Edgewater	\$40,142	\$31,950	25.6%
	Evergreen	\$34,696	\$33,796	2.7%
	Golden	\$356,337	\$340,875	4.5%
	Kittredge	\$2,163	\$2,311	-6.4%
	Lakeside	\$20,286	\$18,387	10.3%
	Lakewood	\$1,497,206	\$1,382,028	8.3%
	Littleton	\$155,157	\$145,866	6.4%
	Morrison	\$15,524	\$13,349	16.3%
	Westminster	\$335,438	\$309,699	8.3%
	Wheat Ridge	\$443,776	\$427,464	3.8%
	Unincorporated	\$505,541	\$451,400	12.0%

Note: Jefferson County city totals may not sum to Jefferson County total due to rounding.
Source: Colorado Department of Revenue.

Jefferson County Economic Development Corporation

Residential Real Estate



Existing Home Sales

	Metro Denver County Markets							Metro Denver Total
	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales								
<i>Single-Family Detached</i>								
4Q 2015	1,753	2,100	968	237	2,047	1,500	1,934	10,539
4Q 2014	1,619	1,932	973	227	2,240	1,325	1,988	10,304
<i>Single-Family Attached</i>								
4Q 2015	457	1,169	199	24	953	337	702	3,841
4Q 2014	413	1,018	268	34	999	314	714	3,760
Average Sold Price								
<i>Single-Family Detached</i>								
4Q 2015	\$289,961	\$365,778	\$528,538	\$391,399	\$420,544	\$448,424	\$388,657	\$393,010
4Q 2014	\$257,957	\$330,870	\$460,907	\$373,343	\$386,859	\$425,008	\$355,385	\$361,030
<i>Single-Family Attached</i>								
4Q 2015	\$184,515	\$195,727	\$299,284	\$262,121	\$284,965	\$290,307	\$211,992	\$230,382
4Q 2014	\$175,090	\$166,379	\$278,421	\$209,944	\$254,545	\$252,053	\$173,483	\$206,891

Source: ColoradoComps.

Jefferson County Economic Development Corporation

Residential Real Estate



Jefferson County Residential Building Permits

	Single-Family Detached		Single-Family Attached		Multi-Family		Total Units	
	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Unincorp. Jefferson County	73	83	2	2	-	-	75	85
Arvada	150	136	-	-	-	-	150	136
Edgewater	2	1	-	-	-	-	2	1
Golden	1	1	-	-	0	10	1	11
Lakewood	56	48	-	-	0	95	56	143
Westminster*	42	5	-	-	-	-	42	5
Wheat Ridge	11	13	3	-	-	-	14	13
Total Units	335	287	5	2	0	105	340	394

*Westminster included in Adams and Jefferson Counties. Total may reflect construction not in Jefferson County. Source: U.S. Census Bureau.

Jefferson County Economic Development Corporation

Commercial Real Estate



Jefferson County Commercial Vacancy and Lease Rates by Property Type

	Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
	4Q 2015	4Q 2014	4Q 2015	4Q 2014	4Q 2015	4Q 2014
Office						
Jefferson County						
Class A	4,857,412	4,857,412	8.4%	9.0%	\$25.64	\$25.94
Class B	13,820,189	13,693,974	15.5%	17.3%	\$18.50	\$18.10
Class C	3,458,958	3,458,958	9.4%	8.4%	\$15.04	\$14.68
Metro Denver						
Class A	62,756,463	61,120,126	9.6%	10.2%	\$29.74	\$28.90
Class B	93,799,683	93,358,190	10.2%	11.3%	\$21.61	\$20.14
Class C	21,495,708	21,495,708	5.1%	5.6%	\$17.01	\$16.46
Industrial						
Jefferson County						
Industrial Warehouse	7,809,183	7,809,183	1.1%	1.5%	\$8.39	\$7.59
Flex/R&D	1,402,793	1,385,793	1.5%	5.8%	\$10.14	\$9.90
Metro Denver						
Industrial Warehouse	130,281,908	129,870,931	3.3%	2.9%	\$7.04	\$6.01
Flex/R&D	10,273,989	10,256,989	6.3%	6.8%	\$11.04	\$9.89
Retail						
Jefferson County	33,729,991	33,596,449	6.5%	6.5%	\$13.93	\$13.74
Metro Denver	161,949,820	160,789,066	5.0%	5.2%	\$16.00	\$15.74

Jefferson County Economic Development Corporation



1667 Cole Blvd. Ste 400
Golden, CO 80401
Tel. 303-202-2965
www.jeffcoedc.org



10184 W. Belleview Ave., Ste 100
Littleton, CO 80127
Tel. 303-991-0070
www.developmentresearch.net

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Waiver of Annexation Impact Report
Brunel Property-City of Golden
April 19, 2016**

For Information

For Discussion
Prior to Future Hearing

For Action

ISSUE:

Should the BCC waive the requirement for an Annexation Impact Report for a future potential annexation request?

BACKGROUND:

Pursuant to 31-12-108.5 (1), C.R.S. the City of Golden is requesting that the requirement of an annexation impact report be waived for a proposed annexation of property into the city. Per C.R.S., such report shall not be required when the municipality and the Board of County Commissioners governing the area to be proposed to be annexed agree that the report may be waived. At a minimum, annexation impact reports include:

- 1) Map(s) of the municipality and adjacent territory to show the present and proposed boundaries of the municipality in the vicinity of the proposed annexation. Map(s) include present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed annexation of streets/utility lines in the vicinity of the proposed annexation;
- 2) Existing and proposed land use patterns in the area(s) to be annexed;
- 3) A copy of any draft or final pre-annexation agreement (if available);
- 4) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time at the time annexation;
- 5) A statement setting forth the method under which the municipality plan to finance the extension of the municipal services in into the area to be annexed;
- 6) A statement identifying existing districts within the area to be annexed;
- 7) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

DISCUSSION:

The City of Golden has been approached by the Brunel family as owners of the approximately 100 acre parcel west of SH93 south of Golden Gate Canyon Road. The property is zoned Residential-One (R-1) which requires a minimum lot size of 12,500 square feet. The property currently contains four residential structures, connected to City of Golden water by means of a 2010 agreement. The owners wish to construct up to three additional residential dwellings in coming years, and have preliminarily proposed a PUD zoning that would create a total of seven residential lots of 1.5 acres or more, and an approximately 85 acre agricultural tract that would not allow further development without rezoning.

Once a formal petition for annexation is submitted to the City of Golden by the Brunel family, the City of Golden is required to notify Jefferson County of the request. Jefferson County Planning & Zoning refers the annexation notification, petition and all accompanying documents to various divisions and departments.

Rarely have comments been generated due to the inclusion of an annexation impact report. Comments from Jefferson County are typically based on the location of the property. Due to the size and location of this property, C.R.S 31-12-108.5 (a)(III): "The existing and proposed land use pattern in the areas to be annexed" could be beneficial for County review during the annexation process.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners waive the requirement for an annexation impact report with the exception of 31-12-108.5 (a)(III), and that any future annexation application for this property include a summary of "the existing and proposed land use pattern in the areas to be annexed" and that the BCC approve this recommendation at a future hearing.

ORIGINATORS:

Jeanie Rossillon, Director of Development and Transportation x8575
John Wolforth, Director of Planning and Zoning x8713



City of
Golden

PLANNING
TEL: 303-384-8097
PUBLIC WORKS
TEL: 303-384-8151

1445 10TH ST. GOLDEN, CO 80401
FAX: 303-384-8161
www.cityofgolden.net

April 4, 2016

RECEIVED
MAY 10 2016

John Wolforth, Planning Director
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

Re: Anticipated Annexation Requests

Dear John:

The City of Golden has been approached regarding two separate potential annexation requests for which we are requesting concurrence from Jefferson County that no annexation impact reports will be submitted. They are each unique proposals as described below.

The preliminary annexation maps for the suggested annexations are being prepared. When either or both of these annexations are submitted to Golden, they will of course be handled according to the applicable provisions of state annexation statutes. One of these requirements is the preparation of an Annexation Impact Report. CRS 31-12-108.5 requires the preparation of such an impact report by the annexing municipality, unless waived by mutual agreement of the municipality and the Board of County Commissioners. As noted below, the US 6 right of way only proposal will fall within the 10 acre size for automatic waiver. The other potential annexation will have minimal impact due to the nature of the proposed request. Accordingly, the City of Golden requests formal agreement to the requested two waivers.

- For several years, first responders in Golden have supported an effort for CDOT to request annexation of that portion of the US 6 right of way between 19th Street and Clear Creek that currently does not fall within City limits. County staff reviewed the potential annexation in 2010 and submitted the attached response. At this time, it appears that CDOT will submit the annexation petition for the 8.36 acre parcel within the next few days. As a parcel less than 10 acres in size, an annexation impact report is not required by CRS 31-12-108.5.
- The City has recently been approached by the Brunel family as owners of the approximately 100 acre parcel west of SH 93 south of Golden Gate Canyon Road. The property currently contains four residential structures, connected to City water by means of a 2010 agreement. The owners wish to construct up to three additional residential dwellings in coming years, and have preliminarily proposed a PUD zoning that would create a total of seven residential lots of 1.5 acres or more, and an approximately 85 acre agricultural tract that would not allow further development without rezoning. While this

annexation is obviously over the 10 acre threshold for an Annexation Impact Report, City staff are requesting waiver of the requirement for the following reasons:

- The impact of up to three additional dwellings is minimal in terms of utility and municipal services.
- With an existing private drive (subject to a CDOT access permit), there are no service impacts for municipal transportation infrastructure.
- The owners do not anticipate further redevelopment requests.

As an aside, the City is working with the owners to plan for a future relocation of the current private drive access to SH 93, if warranted by a potential highway project.

We will forward more formal referrals in the near future for the two possible annexations, however, we request the waiver indication at this time. I can be reached at 303-384-8095 or at sglueck@cityofgolden.net .

Sincerely,



Steve Glueck,
Director of Community and Economic Development

Attachments: Vicinity maps of two proposals
July 28, 2010 County letter re US 6 right of way



Brunel +/- 100 acres

GOLDEN



Stateplane Coordinate System
 Colorado Central Zone
 Datum: NAD83
 Created: Apr 11, 2016



1:6,000 - 1 inch represents 500 feet

Jefferson County Planning & Zoning
 100 Jefferson County Parkway
 Suite 3550
 Golden, CO 80419
 303.271.8700

This map has been prepared from the best available records. However, this product is sold "as is" and there is no express or limited warranty of any kind from Jefferson County for the completeness, accuracy, or correctness of this information, including but not limited to warranties of title or merchantability or fitness for a particular purpose.
 Jefferson County shall not be liable for damages of any kind arising from use of this product or for any errors or inaccuracies.
 The map is 1:50,000 accuracy and is for planning and internal purposes only.

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Intergovernmental Agreement for the Installation and Maintenance of a Traffic Signal at 112th Avenue and Simms Street

April 19, 2016

- For Information
 For Discussion/Approval Prior to Future Hearing
 For Action

ISSUE: The Verve Metropolitan District No. 1 is installing a traffic signal at the intersection of 112th Avenue and Simms Street within city of Westminster right-of-way. This improvement is associated with development of the FedEx facility at the Rocky Mountain Metropolitan Airport (RMMA). Because traffic volumes at this intersection are not currently at a level that warrants a traffic signal according to Westminster’s policies, Jefferson County would agree to maintain the traffic signal for five years at which time higher traffic volumes are projected.

BACKGROUND: The intersection of 112th Avenue and Simms Street is within Westminster right-of-way although parts of the surrounding properties adjacent to the intersection are within Broomfield, unincorporated Jefferson County, and Westminster. The intersection currently does not have high enough traffic volumes to warrant a traffic signal according to Westminster’s signalization policies. Westminster’s policy for signalization of intersections within its rights-of-way requires that a signal not be installed until existing rather than future projected traffic volumes warrant signalization. Traffic studies reviewed by the County indicated that development of FedEx and other future development in unincorporated areas are expected to generate enough traffic volume to warrant a signal in this location within the next five years.

DISCUSSION: With this intergovernmental agreement, Jefferson County will agree to oversee the installation of a traffic signal and maintain the signal for a five year period. The signal will be installed consistent with Westminster standards and at the end of the initial five year period Westminster will take over the signal’s maintenance.

FISCAL IMPACT: The Transportation & Engineering Division (T&E) has staff for day-to-day operations of traffic signals and a contract with WL Contractors for more significant maintenance of traffic signals throughout unincorporated parts of the county. The addition of one signal for a five year period is expected to add less than \$1,000 per year to T&E’s costs. WL Contractors is familiar with Westminster signal operations and concurs with these expected costs.

RECOMMENDATIONS: Staff recommends the Board approve an Intergovernmental Agreement with the City of Westminster for the maintenance of a traffic signal at 112th Avenue and Simms Street for a period of five years after the signal’s installation.

ORIGINATOR:

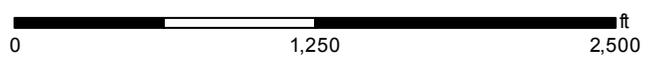
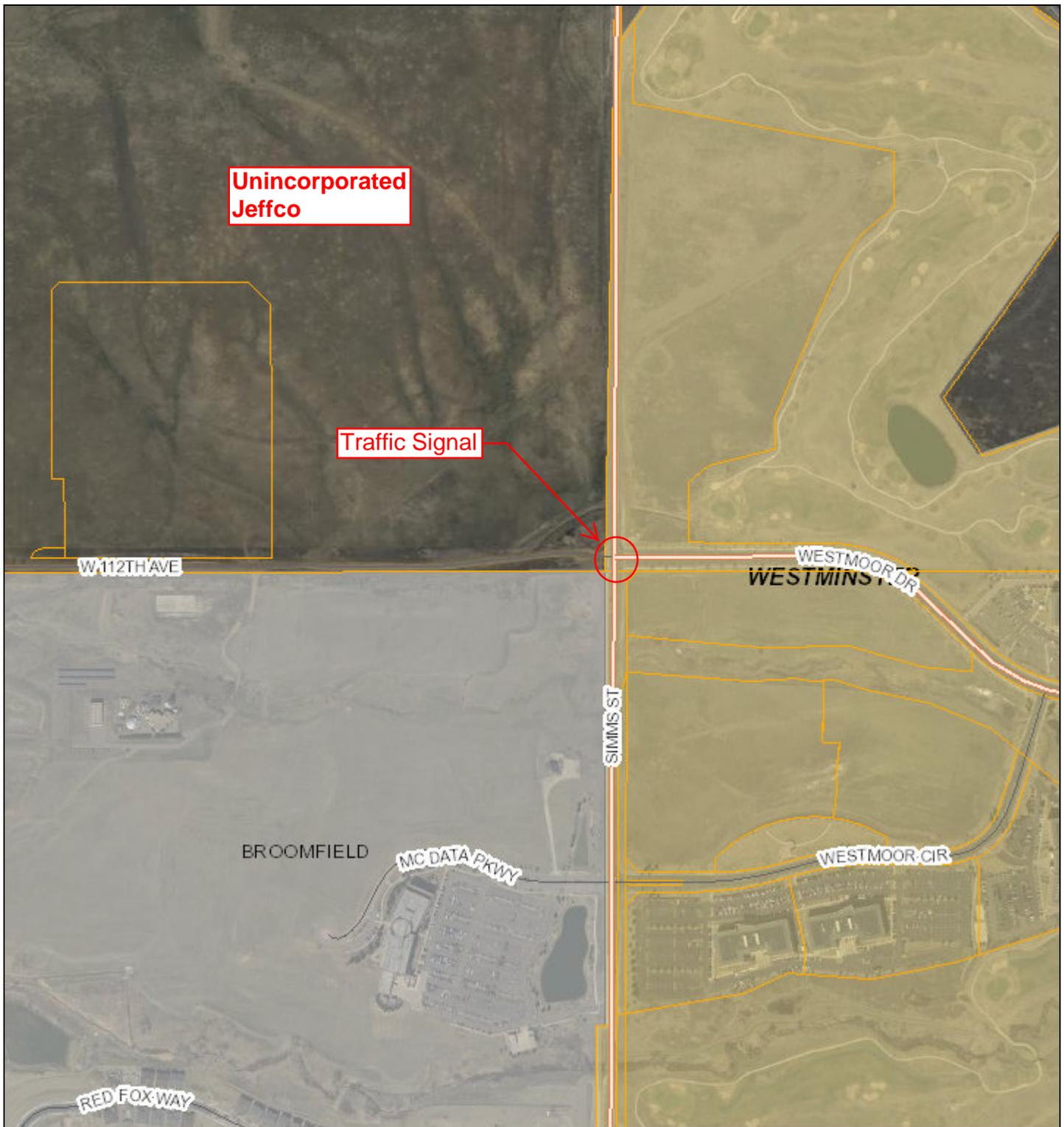
Steve Durian, Transportation & Engineering Director (x8498)

CONTACTS FOR ADDITIONAL INFORMATION:

Steve Durian, Director of Transportation & Engineering (x8498)

ATTACHMENTS: Draft Intergovernmental Agreement, Jurisdictional Map of the 112th Avenue and Simms Street Intersection

Jurisdictional Boundaries at 112th Avenue and Simms Street



Jefferson County offers this service for informational purposes only for the convenience of the user and assumes no liability whatsoever associated with the use or misuse of this data. This data is provided "as is" and Jefferson County disclaims all representations and warranties expressed or implied, including without limitation all representations and warranties as to the completeness, accuracy, correctness, merchantability and fitness for a particular purpose of any data and any and all warranties of title related thereto.

Jefferson County CO
Jefferson County Colorado



Author:
Date: 4/11/2016

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") , dated for reference purposes only this 11th day of April, 2016, is made by and between JEFFERSON COUNTY, STATE OF COLORADO, a body politic and corporate (the "County"), and the CITY OF WESTMINSTER, STATE OF COLORADO, a home-rule municipal corporation (the "City"). The County and the City shall be referred to herein, individually, as a "Party" and, collectively, as the "Parties."

RECITALS

- A. Pursuant to C.R.S. 29-1-203, as amended, the City and the County have the authority to enter into intergovernmental agreements.
- B. The City and the County are governmental entities, each with authority to build and maintain public roads and regulate traffic within their respective boundaries.
- C. The County owns over 400 acres of land that lies north of West 112th Avenue and a smaller parcel north of Westmoor Drive (which intersects with West 112th Avenue at Simms Street) and east of Simms Street which is being marketed for sale by the County.
- D. The intersection of West 112th Avenue and Simms Street is unique in that the two easterly quadrants of the intersection lie in the City of Westminster, the northwest quadrant is within unincorporated Jefferson County, and the southwest quadrant is within the City and County of Broomfield.
- E. The County would like a traffic signal to be installed at the intersection of West 112th Avenue and Simms Street (the "Intersection") to regulate the movement of traffic in the area.
- F. The Parties desired to come to agreement on the regulation of the Intersection without requiring the City and County of Broomfield to be involved or to have any obligation for the Intersection and Broomfield has been so informed.
- G. The City is willing to agree to the installation of the traffic signal and to accept maintenance of the traffic signal at the intersection in accordance with the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises herein contained, the Parties agree as follows:

- I. Installation of the Traffic Signal at West 112th Avenue and Simms Street. The County shall, at its sole cost and expense, be responsible for the installation of a mast arm signal at the Intersection (the "Traffic Signal"). The Traffic Signal will be constructed and installed in accordance with the City of Westminster's standards for traffic signals and in accordance with

the plans and specifications submitted by Kimley-Horn which were approved by the City on December 23, 2015 (the "Construction Plans"). The City acknowledges that the County has delegated its authority to construct certain roadway improvements along West 112th Avenue to the Verve Metropolitan District No. 1 and that such district will be responsible for the installation of the Traffic Signal; however, the County is ultimately responsible for all of the improvements.

II. Completion of the Traffic Signal Installation. Upon completion of the installation of the Traffic Signal in accordance with the Construction Plans, the County will notify the City when the Traffic Signal is ready for a final inspection by means of a letter of completion. Within ten (10) City working days thereafter, a representative of the City shall make a final inspection of the Traffic Signal to determine whether the work has been completed in accordance with the Construction Plans and is otherwise acceptable to the City.

A. If the Traffic Signal is unacceptable, the City representative shall submit a written list of any defects to the County. The County will use reasonable efforts to cause Verve Metropolitan District No. 1 or its contractor to promptly correct any defects in the Traffic Signal within ten (10) working days after receipt of the list of defects. If any defects cannot be corrected within ten (10) working days, the County shall correct such defects promptly and with due diligence.

B. Once the Traffic Signal has been installed to the City's satisfaction in accordance with Construction Plans, the City will provide a letter to the County accepting the installation of the Traffic Signal. Issuance of said letter by the City shall not be unreasonably delayed.

III. The County's Maintenance Obligations. Upon completion of the installation of the Traffic Signal, subject to acceptance of the Traffic Signal by the City as described in Section II (B) above, the County shall operate and maintain of the Traffic Signal for a period of five (5) years (the "County's Maintenance Period"). The County will send the City a letter indicating the date the County's Maintenance Period began and the date on which the County's Maintenance Period will terminate. The County will follow its standard procedures for the operation and maintenance of the Traffic Signal, using materials acceptable to the City for such maintenance, during the County's Maintenance Period.

IV. The City's Obligations. Upon expiration of the County's Maintenance Period, the City and the County shall coordinate the transition of the Traffic Signal to the City. From and after the expiration of the County's Maintenance Period, the City will accept responsibility for the Traffic Signal and will maintain the Traffic Signal in perpetuity in accordance with the City's standard procedures for the operation and maintenance of traffic signals.

V. Term. This Agreement shall automatically terminate upon the transition of the Traffic Signal to the City after completion of the County's Maintenance Period.

VI. Informational Obligations. Each Party hereto will meet its obligations as set forth in C.R.S. § 29-1-205, as amended, to include information about this Agreement in a filing with

the Division of Local Government; however, failure to do so shall in no way affect the validity of this Agreement or the remedies available to the Parties hereunder.

VII. Miscellaneous Provisions.

A. Notice. (1) “Key Notices” under this Agreement are notices regarding any default, dispute, termination, or changes in the notice address. Key Notices shall be given in writing and shall be deemed received if given by: (i) confirmed electronic transmission (as defined in subsection (2) below) when transmitted, if transmitted on a business day and during normal business hours of the recipient, and otherwise on the next business day following transmission, (ii) certified mail, return receipt requested, postage prepaid, three (3) business days after being deposited in the United States mail, or (iii) overnight carrier service or personal delivery, when received. For Key Notices, the parties will follow up any electronic transmission with a hard copy of the communication by the means described in subsection A(1)(ii) or A(1)(iii) above. All other daily communications or notices between the parties that are not Key Notices may be done via electronic transmission. Notices shall be sent to the address or email below:

Notice to the City shall be delivered to:

Transportation Systems Coordinator
4800 W. 92nd Avenue
Westminster, CO 80031
Email: golson@cityofwestminster.us and
mnormand@cityofwestminster.us

with a copy to:

Office of the City Attorney
4800 W. 92nd Avenue
Westminster, CO 80031

Notice to the County shall be delivered to:

Director of the Transportation & Engineering Division
100 Jefferson County Parkway, Suite 3500
Golden, CO 80419
Email: TEDContracts@jeffco.us

with a copy to:

Jefferson County Attorney
100 Jefferson County Parkway Suite 5500
Golden, Colorado 80419
Email: CAOContracts@jeffco.us

(2) The parties agree that: (i) any notice or communication transmitted by electronic transmission, as defined below, shall be treated in all manner and respects as an original written document; (ii) any such notice or communication shall be considered to have the same binding and legal effect as an original document; and (iii) at the request of either party, any such notice or communication shall be re-delivered or re-executed, as appropriate, by the party in its original form. The parties further agree that they shall not raise the transmission of a notice or communication, except for Key Notices, by electronic transmission as a defense in any proceeding or action in which the validity of such notice or communication is at issue and hereby forever waive such defense. For purposes of this Agreement, the term “electronic transmission” means any form of communication not directly involving the physical transmission of paper, that creates a record that may be retained, retrieved and reviewed by a recipient thereof, and that may be directly reproduced in paper form by such a recipient through an automated process, but specifically excluding facsimile transmissions or texts.

B. Entire Agreement. This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings.

C. Recitals. The paragraphs contained in the section entitled “Recitals,” above, are a material and integral part of this Agreement.

D. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising under this Agreement or for the enforcement of this Agreement shall be in the District Court for Jefferson County, Colorado.

E. Governmental Immunities.

1. The Parties hereto intend that nothing herein shall be deemed or construed as a waiver by either Party of any rights, limitations, or protections afforded to them under the Colorado Governmental Immunity Act (Section 24-10-101, C.R.S., et seq.) as now or hereafter amended or otherwise available at law or equity.

2. The Parties agree that in the event any claim or suit is brought against either or both Parties by any third party as a result of the operation of this Agreement, both Parties will cooperate with each other, and with the insuring entities of both Parties, in defending such claim or suit.

F. Modifications. Except as provided above, no modification of this Agreement shall be effective unless agreed to in writing by the City and the County in an amendment to this Agreement that is properly executed and approved in accordance with applicable law.

G. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Electronic or facsimile delivery of a fully executed copy of the signature pages below shall constitute an effective and binding execution of this Agreement.

H. Successors and Assigns. Except as herein otherwise provided, this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

I. No Third Party Beneficiaries. This Agreement will not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

J. Assignment. This Agreement may not be assigned by any Party without the prior written consent of the other Parties.

K. Electronic Signatures. The Parties approve the use of electronic signatures for execution of this Agreement. Only the following two forms of electronic signatures shall be permitted to bind the Parties to this Agreement: (1) Electronic or facsimile delivery of a fully executed copy of a signature page; (2) The image of the signature of an authorized signer inserted onto PDF format documents. All documents must be properly notarized, if applicable. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24 71.3 101 to -121.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly authorized and executed.

JEFFERSON COUNTY, COLORADO

By: _____
Libby Szabo, Chairman
Board of County Commissioners

Date: _____

APPROVED AS TO FORM:

By: _____
Kourtney Hartmann
Assistant County Attorney

CITY OF WESTMINSTER, COLORADO

By: _____

Name: _____

Title:

Date: _____

APPROVED AS TO FORM:

City Attorney's Office

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**Limited Term Employee-Airport Maintenance Worker-Summer 2016****April 19, 2016** For Information For Discussion/Approval
Prior to Future Hearing For Action**ISSUE:**

Will the Board of County Commissioners support the Airport's request to create a Limited Term Employee (LTE) position for a summer maintenance worker to assist with various Airport projects including landscaping, mowing and other airfield/landside maintenance projects?

BACKGROUND:

Prior to the implementation of the Affordable Care Act, the Airport hired (2) fulltime seasonal/temporary employees to assist staff with extra projects related to the summertime months. In 2014, the Airport was limited to hiring (2) part-time seasonal employees that, by law, were each required to work less than 130 hours a month. When combined with the Airport's existing FTEs, the creation of this Limited-Term Employee, capable working 40-hours a week, eliminates the future need for the summer temporary help.

DISCUSSION:

The Airport would likely recruit an individual that has previously worked in the temporary position. This position provides summer opportunities for college students during this time frame. Employment would begin in mid-May and would end by mid-August. The employee will only be eligible to receive benefits as required by law.

FISCAL IMPACT:

Due to vacancies and new employees within the division, 2016 salaries are projected to be less than budgeted. The LTE Maintenance Worker position would be funded from a portion of this salary savings. The anticipated salary cost associated with this position for 3 months would be less than \$8,000.

RECOMMENDATIONS:

Staff recommends that the request be approved and the Airport hires a suitable candidate for the LTE position.

ORIGINATOR:

Bryan Johnson, Airport Director, ext.4851

CONTACTS FOR ADDITIONAL INFORMATION:

Jeanie Rossillon, Development & Transportation Director, ext.8575

Sustainability Commission

5 Openings

5 regular members

1. Ann Cowie-Bonzer
2. Tracy Fisher
3. Colleen Jorgensen Reappointment
4. Frank Rukavina Reappointment
5. Lindsay Weber Reappointment
6. Jeffrey Wong

Purpose: The purpose of the Sustainability Commission is to create an informational clearinghouse and an open compendium of sustainability best practices.

Duties: Duties include identifying and articulating sustainability goals, objectives and voluntary targets for county government and industrial, commercial, residential and recreational sectors county-wide.

The commission will provide expertise, resources and promote awareness in the area of sustainability. The work shall be advisory. Any citizen or business participation in any commission program or initiatives is strictly voluntary.

Qualifications: Members shall be chosen based on an area of expertise within sustainability.

Meetings: Regular meetings of the commission shall be held a minimum of six times a year or more frequently as requested by a majority of the members or by the chair.

Members and Length of Terms: The commission shall be composed of nine members. Each member shall be appointed to a three-year term. For the initial establishment of the commission, the terms will be staggered.