



STAFF BRIEFINGS and WORK SESSIONS

Hybrid Meeting

AGENDA

May 20, 2025, Immediately Follow Hearings

BCC Boardroom, 5th Floor and WebEx Virtual Platform

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BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Emergency Funds

Presented by: Annette Cannon, Coroner

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: The Coroner's office is requesting a \$80,000 increase in Supplies, raising it from \$49,081 to \$129,081. This increase is for emergency funds needed for critical supplies.

Background: This request for \$80,000 is to partially cover the existing budget needed for the year and provide us with emergency funds to address supply availability. Every year the costs of supplies go up and we fall short on funds. We had to use our small inventory during COVID and have never caught up to having enough supplies when needed due to the lack of funds each year. We are presented now with an additional concern about being completely cut off from supply stock. I see this as an emergent need, as things are highly unpredictable in this area. We cannot put ourselves, the citizens or the County, at risk of having no coroner services available.

Discussion: This request is twofold, in that this amount will cover the shortage of current funding needs in the supply line of the budget. We are already halfway through funds for supplies needed this year, due to increased costs, meaning we will fall short before the end of the year. At the same time, we are in a situation whereby supplies will be in shortage due to tariffs and from other people stock piling supplies, in addition to continued price increases. We received confirmation from our supplier that this has already started happening and advised us to stock up now. At the Coroner's office, it is critical that we have certain supplies to be able to perform daily operations. For example, if we were unable to obtain the needed gloves or body bags to do our work, this would stop our ability to attend death scenes or other required duties. If unable to obtain required supplies to perform an autopsy, this would also cause our operation to cease entirely.

Fiscal Impact: ☒ yes ☐ no

The coroner's office is requesting General Fund support for an \$80,000 increase in supplies, raising it from \$49,081 to \$129,081.

- Year(s) of impact: 2025 onward
- Existing grant or project: NA
- New grant or project: New
- Requested in adopted budget: No
- Ongoing or one-time: Ongoing
- General Fund impact: Yes
- Staffing impact: No
- Match requirements: No
- Mandate/Contractual obligation: No

SPA Review: Support with concern as this request is out of the normal budget cycle. Recommend any request for ongoing budget increase be accommodated through the budget development process. Zoe Jenkins, 5/6/2025

County Attorney Review: Approved. Jean Biondi, 5/7/25

Facilities Review: FM: No concern as long as no additional storage space will be needed to accommodate the supply order. Mark Danner, 5/6/25

BIT Review: No Impact. Kara Dorobek, 5/6/25

Fleet Review: No Concern. Janice Mayer, 5/6/25

County Human Resources Review (new FTE only): No FTE

Recommendations:

Staff recommends that an agenda item be brought to a future hearing requesting that the Board of County Commissioners supplement the appropriations for the 2025 Budget for the Coroner's Office in the General Fund for the ongoing amount of \$80,000.

Originator: Annette Cannon, County Coroner,
acannon@co.jefferson.co.us, x6480

Contacts for Additional Information: Annette Cannon, County Coroner,
acannon@co.jefferson.co.us, x6480

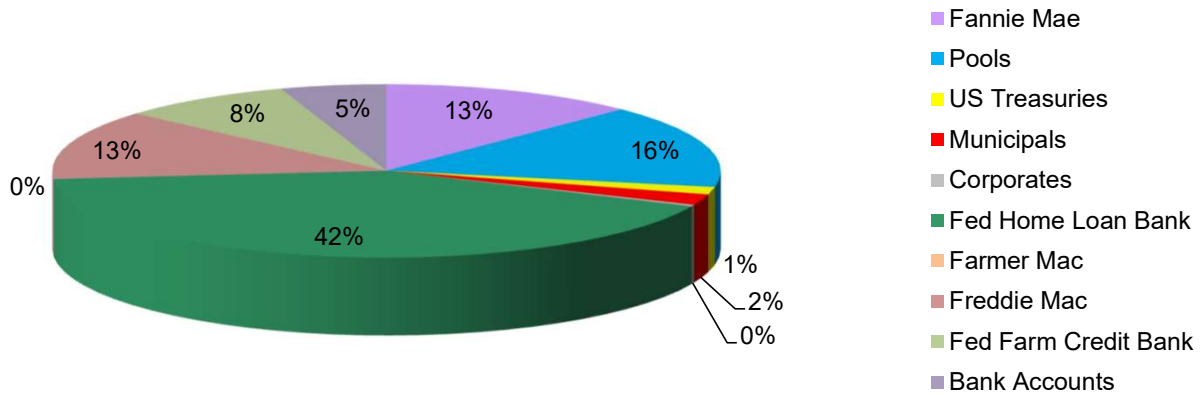
Jefferson County Treasurer

Portfolio Summary

First Quarter 2025

Unaudited

March 31, 2025 Portfolio Distribution



First Quarter Portfolio Balances

Pools	\$111,292,450
Treasuries	\$10,000,000
Freddie Mac	\$93,000,000
Fannie Mae	\$89,000,000
Farmer Mac	\$0
Fed Home Loan Bank	\$298,460,000
Fed Farm Credit Bank	\$60,000,000
Corporates	\$2,140,000
Municipals	\$14,440,000
Bank Accounts	\$36,667,287
Total	\$714,999,737

General Ledger Balances

Operating Funds	\$595,742,917
County Reserve *	\$32,000,000
Performance Escrow *	\$3,838,692
Undistributed Taxes *	\$56,858,900
ARPA *	\$26,559,228
	<hr/>
	\$714,999,737

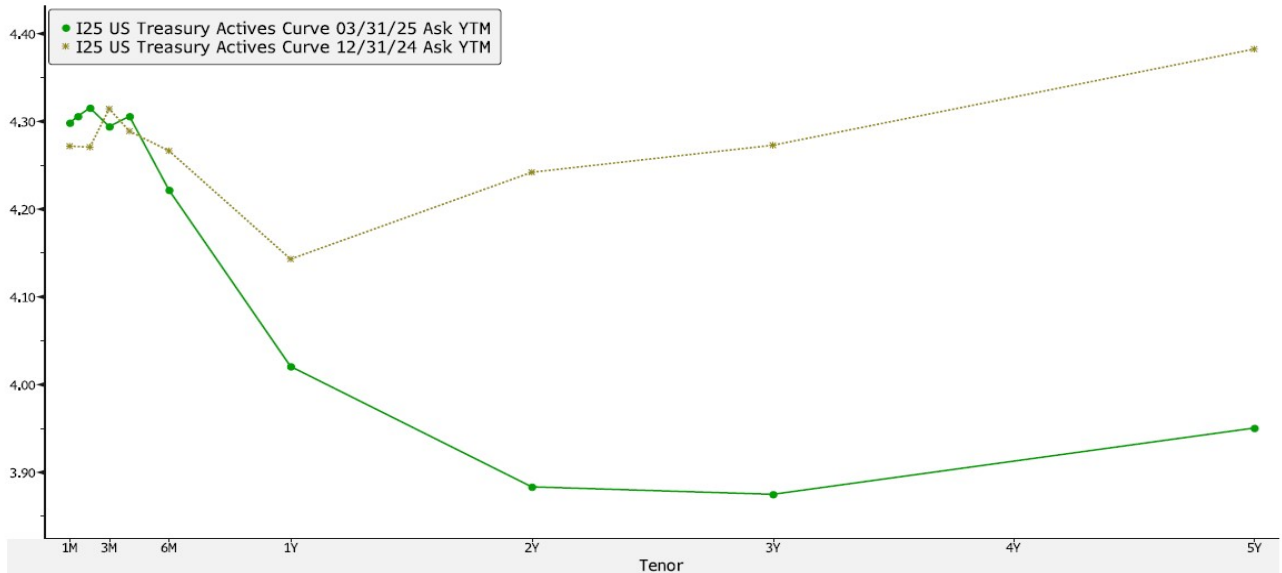
* Dedicated Funds

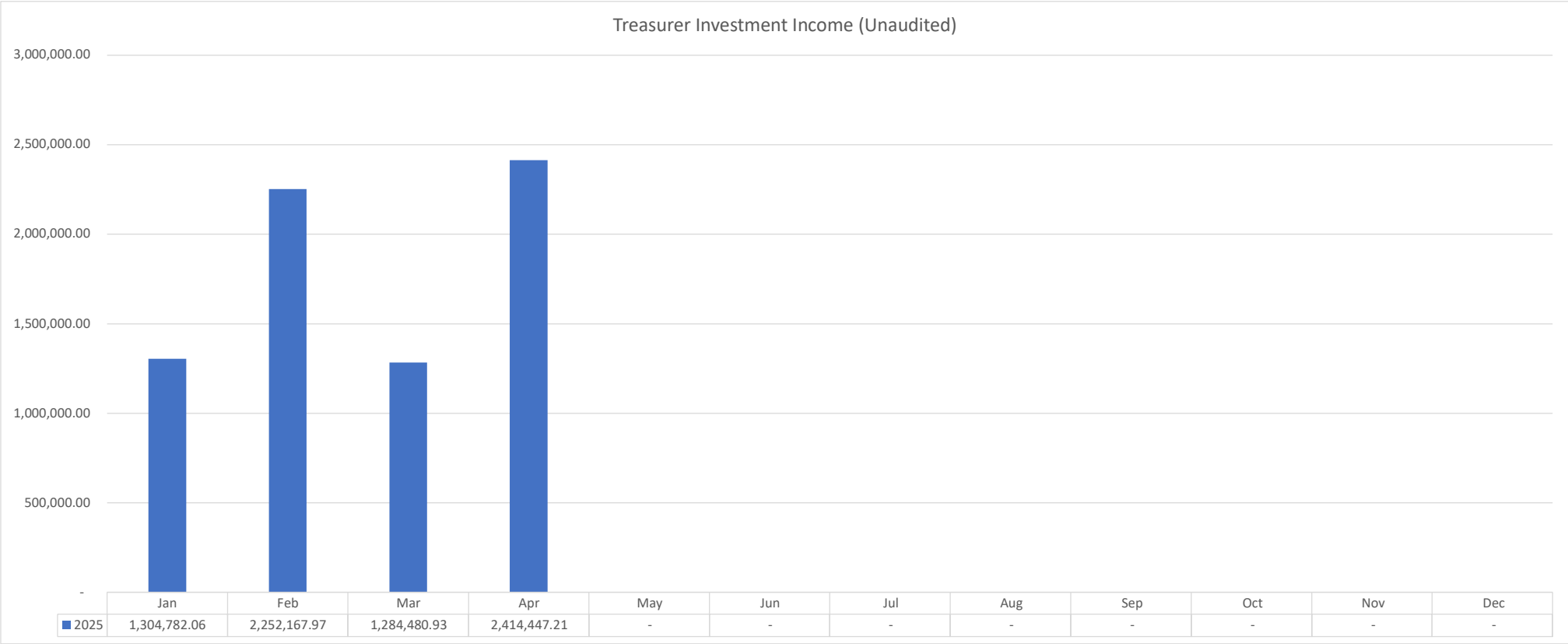
2025 Cash Earnings

Marked to Market	\$711,147,666
Average Effective Duration	0.87%
Weighted Average Maturity	3.39 years
Rate of Return	4.08%

Interest on Reserves	\$379,489
Total YTD Interest	\$4,841,431
Projected 2025 Cash Earnings	\$22,000,000

Quarterly Change in Treasury Yield Curve





YTD Total: 7,255,878.17

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Request for \$10,000 Increase in Postage Budget

Presented by: Jerry DiTullio, Treasurer/ Public Trustee

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue:

The Treasurer's Office is requesting a \$10,000 increase in the postage line item, raising it from \$106,000 to \$116,000. This appeal is necessary to accommodate mailing volumes and rising postage costs. The budget has not been adjusted for postage in over five years, despite a steady upturn in the number of tax notices and delinquency mailings. Without this boost in budget, the Treasurer's Office may face challenges in meeting its statutory obligation to notify taxpayers promptly and accurately.

Background:

The Treasurer's Office is responsible for mailing property tax statements to all taxpayers, ensuring compliance with statutory requirements. Each year, thousands of statements are mailed, notifying property owners of their tax obligations. The current postage budget was based on prior mailing volumes and costs. However, due to increased tax statement mailings and rising postal rates, the existing budget is insufficient to cover the full cost of this year's mailings.

Discussion:

The postage costs for tax-related mailings have increased each year due to both a higher volume of parcels and periodic postal rate adjustments. Over the past five years, the total Property Identification Number (PIN) count has grown from 232,714 in 2021 to 241,680 in 2025. Additionally, the cost of the January tax notice mailing alone has inflated from \$69,610 in 2021 to \$97,502 in 2025, a 40% increase. This demonstrates a clear upward trend in expenses. Historically, the Treasurer's Office has absorbed these rising costs without seeking additional funds. However, maintaining the same postage budget despite escalating costs is no longer feasible. A \$10,000 increase would offset rising postage costs and ensure continued compliance with statutory mailing requirements. Given the consistent growth of postage rates, this increase is a necessary adjustment to maintain efficient operations and taxpayer communication.

Fiscal Impact: ☒ yes ☐ no

An ongoing increase starting with the 2025 Budget in expenditures for a total of \$10,000. Expenditures will be funded through the General Fund. There are sufficient funds available to fund this increase in expenditure.

- Year(s) of impact: 2025 onward
- Requested in adopted budget: Currently, there is \$106,000 included in the adopted budget and \$10,000 in addition is being requested.
- Ongoing or one-time: Ongoing
- General Fund impact: Yes
- Mandate/Contractual obligation: Yes, Statutory requirement CRS §39-10-103

SPA Review: SPA supports with concern. Recommend any request for ongoing budget increase be accommodated through the budget development process. Sheneé Taylor 4/28/2025.

County Attorney Review: Approved no fiscal impact. Kurtis Behn, 4/29/2025.

Facilities Review: No fiscal impact. Mark Dannar, 4/28/2025.

BIT Review: No fiscal impact. Kara Dorobek, 4/28/2025.

Fleet Review: No fiscal impact. Janice Mayer, 4/28/2025.

Recommendations: Staff recommends that an agenda item be brought to a future hearing requesting that the Board of County Commissioners supplement the appropriations for the 2025 Budget for the Treasurer's Office in the General Fund for the ongoing amount of \$10,000.

Originator: Natalie Townsend, Treasury Operations Manager

Contacts for Additional Information: Jerry DiTullio, Jefferson County Treasurer/Public Trustee

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Request for Reallocation of Additional Revenue to Overtime Salaries for Special Assessment Project

Presented by: Jerry DiTullio, Treasurer/Public Trustee

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue:

Approval is needed from the Board of County Commissioners to transfer an additional \$3,000 to the overtime salaries line item. This amount was received from the City of Littleton Special Assessment project and is intended to cover overtime costs incurred due to the high volume of manual research required for validating special assessment liens.

Background:

Each year, during the month of November, two full-time employees (FTEs) dedicate significant time to validating municipalities and special districts. One of the most time-intensive projects is the City of Littleton Special Assessment project, which requires approximately eighty hours of work. This project involves manually researching and verifying 1,800 special assessment liens (PINS) for Littleton Water and Sewer due to the city's lack of necessary staffing and software.

Historically, the \$12,000 revenue received from the City of Littleton for these services has been categorized under "other revenue admin fees." However, last year, the Board of County Commissioners approved reallocating this revenue to the overtime salaries line item to more accurately reflect the work being performed. At that time, the approved transfer amount was \$12,000.

Discussion:

This year, the workload for the City of Littleton Special Assessment verification project has increased, requiring additional staff hours to complete the research and validation process. As a result, the City of Littleton provided an additional \$3,000 in payment for these services. Rather than categorizing this revenue under other revenue admin fees, approval is requested to transfer it to the overtime salaries line item.

To account for future workload increases, the County Treasurer and the City of Littleton's Finance Director established a structured fee scale based on the number of PINS processed:

- Up to **1,800 PINS**: Fee remains at **\$12,000.00**
- **1,801 to 2,200 PINS**: An additional **\$3,000.00**
- **Any additional 400 PINS**: A further **\$3,000.00** increase

Fiscal Impact: ☒ yes ☐ no

The requested \$3,000 increase in the overtime salaries line item is fully offset by the additional revenue received from the City of Littleton for services provided. This ensures no additional financial impact on the county budget.

- Year(s) of impact: 2025 onward
- Existing grant or project: Yes
- Ongoing or one-time: Ongoing
- General Fund impact: N/A
- Staffing impact: N/A

SPA Review: Support, no concern. Sheneé Taylor, 04/28/2025.

County Attorney Review: Approved; Kurtis Behn, 4/29/2025.

Facilities Review: No fiscal impact. Mark Dannar, 4/28/2025.

BIT Review: No fiscal impact. Kara Dorobek, 4/28/2025.

Fleet Review: No fiscal impact. Janice Mayer, 4/28/2025.

Recommendations: Staff recommends that an agenda item be brought to a future hearing requesting that the Board of County Commissioners supplement the appropriations for the 2025 Budget for the Treasurer's Office in the General Fund by an amount up to \$3,000.

Originator: Natalie Townsend, Treasury Operations Manager

Contacts for Additional Information: Jerry DiTullio, Treasurer/Public Trustee

Agenda Item 1.3.1

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Head Start Early Care and Education Grant

Presented By: Rachel Meixner, Head Start Division Director

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Jefferson County Head Start (JCHS) requests approval to apply for and accept up to \$100,000 in grant funds from the Colorado Gives Foundation to support the implementation of Jeffco Bright Futures Roadmap strategies.

Background: The Colorado Gives Foundation has a grant opportunity available to support improving access to quality childcare and education for Jefferson County children 8 years old and younger. Specifically, they will fund community partners who are advancing work in alignment with the Jeffco Bright Futures Roadmap.

Discussion: The work done within JCHS very closely aligns with the Jeffco Bright Futures Roadmap. These funds will provide general operating support, allowing JCHS to offset existing costs and provide additional services to children and families beyond what is achievable within our current budget. These services include in-house field trips, paid internships, materials and training necessary to improve program quality, and expanding current parenting class offerings.

Fiscal Impact: ☒ **yes** ☐ **no**

- Year(s) of impact: 2025-2027
- Existing grant or project: No
- New grant or project: Yes
- Requested in adopted budget: No
- Ongoing or one-time: One time
- General Fund impact: None
- Staffing impact: None
- Match requirements: None
- Mandate/Contractual obligation: None

SPA Review: Support with no concerns, Sherry Wilger, 5/8/25

County Attorney Review: Support with no concerns, Jean Biondi, 5/8/25

Facilities Review: No Fiscal Impact, Mark Danner, 5/8/25

BIT Review: No Fiscal Impact, Andy Corbett, 5/8/25

Fleet Review: No Fiscal Impact, Janice Mayer, 5/8/25

County Human Resources Review (new FTE only): No FTE

Recommendations: That the Board of County Commissioners authorizes Jefferson County Head Start to (1) apply for and, if awarded, accept up to \$100,000 from the Colorado Gives Foundation; and (2) place an item on a future hearing agenda to supplement the 2025 Head Start budget and appropriation up to \$100,000 offset by a like amount in grant revenue.

Originator: Rachel Meixner, Head Start Division Director (x7941)

Contacts for Additional Information: Mary C. Berg, Human Services Department Executive Director (x4163)

Agenda Item 1.4.1

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Topic: New Commercial Hangar Ground Lease for Cutter Aviation
Colorado Springs, L.L.C.**

**Presented by: Abel Montoya, Development & Transportation Director, and
Erick Dahl, Airport Director**

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Consider a new commercial hangar ground lease for Cutter Aviation Colorado Springs, LLC ("Cutter").

Background: Cutter purchased a hangar from Level 3 Communications, LLC ("Level 3"), located at 9666 Metro Airport Ave. The Level 3 lease was established in 1999 and was assigned to Cutter effective March 31, 2025. A new commercial hangar ground lease is desired.

Discussion: The County and Cutter, desire to enter into a new commercial hangar ground lease. The lease will have a thirty-year term, and the lessee may extend the lease for one additional ten-year period. Airport staff supports a new commercial hangar ground lease located at 9666 Metro Airport Ave.

Fiscal Impact: ☒ yes ☐ no

The new lease will result in an annual rent revenue of \$83,888.34

- Year(s) of impact: 2025
- Existing grant or project: No
- New grant or project: No
- Requested in adopted budget: N/A
- Ongoing or one-time: Ongoing
- General Fund impact: No
- Staffing impact: No
- Match requirements: No
- Mandate/Contractual obligation: Lease

SPA Review: SPA supports with no concerns, Zoe Jenkins, 5/1/25

County Attorney Review: Anthony Chambers, 5/5/2025

Facilities Review: No fiscal impact, Mark Danner, 5/1/25

BIT Review: BIT no fiscal impact, Andy Corbett, 5/1/25

Fleet Review: No fiscal impact, Janice Mayer, 5/1/25

County Human Resources Review (new FTE only): No FTE

Recommendations: Staff recommends that the Board of County Commissioners support terminating the existing assigned hangar ground lease and approving and authorizing the Chair to sign a new hangar ground lease between Jefferson County and Cutter Aviation, Colorado Springs, LLC at a future Hearing.

Originator: Brandon Burns, Airport Assistant Director – Finance & Administration, Airport, x4859

Contacts for Additional Information:

Anthony Chambers, Assistant County Attorney, County Attorney's Office, x8942

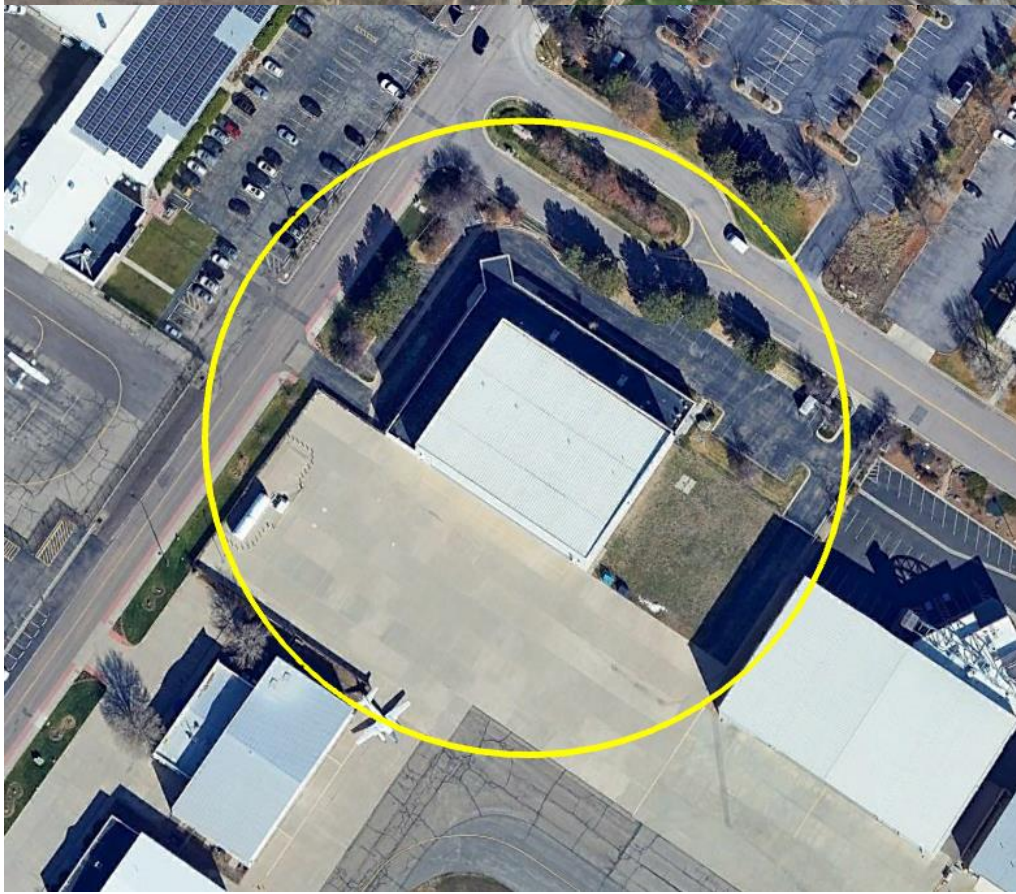
Abel Montoya, Development & Transportation Director, Development & Transportation, x8578

Erick Dahl, Airport Director, Airport, x4851

Cutter Ground Lease



Lease Boundary



Agenda Item 1.4.2

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: New Commercial Hangar Ground Lease for Kryptonite Industries, Inc.

**Presented by: Abel Montoya, Development & Transportation Director, and
Erick Dahl, Airport Director**

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Consider a new commercial hangar ground lease for Kryptonite Industries, Inc. ("Kryptonite")

Background: Kryptonite purchased a hangar from Johnson Leasing Company ("Johnson"), located at 11907 Hangar Court. The Johnson lease was established in the year 2006 and was assigned to Kryptonite effective January 6, 2025. A new commercial hangar ground lease is desired.

Discussion: The County and Kryptonite, desire to enter into a new commercial hangar ground lease. The lease will have a twenty-year term, and the lessee may extend the lease for one additional ten-year period. Airport staff supports a new Commercial Hangar Ground Lease located at 11907 Hangar Court.

Fiscal Impact: ☒ yes ☐ no

The new lease will result in an annual rent revenue of \$29,676.35

- Year(s) of impact: 2025
- Existing grant or project: No
- New grant or project: No
- Requested in adopted budget: N/A
- Ongoing or one-time: Ongoing
- General Fund impact: No
- Staffing impact: No
- Match requirements: No
- Mandate/Contractual obligation: Lease

SPA Review: SPA supports with no concerns, Zoe Jenkins, 5/1/25

County Attorney Review: Anthony Chambers, 5/5/2025

Facilities Review: No fiscal impact, Mark Danner, 5/1/25

BIT Review: BIT no impact, Andy Corbett, 5/1/25

Fleet Review: No fiscal impact, Janice Mayer, 5/1/25

County Human Resources Review (new FTE only): No FTE

Recommendations: Staff recommends that the Board of County Commissioners support terminating the existing assigned hangar ground lease and approving and authorizing the Chair to sign a new hangar ground lease between Jefferson County and Kryptonite Industries, Inc. at a future Hearing.

Originator: Brandon Burns, Airport Assistant Director – Finance & Administration, Airport, x4859

Contacts for Additional Information:

Anthony Chambers, Assistant County Attorney, County Attorney's Office, x8942

Abel Montoya, Development & Transportation Director, Development & Transportation, x8578

Erick Dahl, Airport Director, Airport, x4851

Kryptonite Ground Lease



Lease Boundary

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Verve Maintenance Agreement

**Presented by: Abel Montoya, Director of Development and Transportation
and Erick Dahl, Airport Director**

Date: 5/20/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Consider executing a maintenance agreement ("Verve Maintenance Agreement") with the Verve Innovation Park Metro District No. 1 ("Metro District") that clarifies the ongoing maintenance responsibilities related to certain public improvements and tracts associated with the Verve Innovation Park and the Jeffco Airport Business Center East ("15 acres").

Background: The Verve Innovation Park is being developed in a partnership between Jefferson County and Urban Frontier, LLC. As part of the development, the Metro District was formed for the purpose of financing the construction and on-going maintenance of certain public improvements. This Metro District also includes the 15 acre development at Rocky Mountain Metropolitan Airport.

The Verve Filing 4 Final Plat created several public tracts for the purpose of open space preservation, trails, and stormwater management. In addition, the Plat dedicated right-of-way for public streets, including Simms St. and Verve Parkway.

The Metro District financed the construction of the necessary roads, sidewalks, signage, street lighting, landscaping, traffic signals, stormwater infrastructure, etc. The Verve Filing 4 Final Flat recognized that while Jefferson County would retain ownership of the underlying tracts and right-of-ways where these improvements are located, ongoing maintenance of certain items would be the responsibility of the Metro District. Similarly, the Metro District has committed to constructing and maintaining certain items within the 15 acres.

The Verve Maintenance Agreement formalizes the maintenance

responsibilities of both Jefferson County and the Metro District as it relates to the Verve Innovation Park and 15 acres.

Discussion: This Verve Maintenance Agreement is necessary to clearly assign the ongoing maintenance responsibilities of both the Metro District and Jefferson County as it relates to the Verve Innovation Park.

Fiscal Impact: ☐ yes ☒ no

SPA Review: SPA Supports with No Concerns. Zoe Jenkins, Budget Analyst, SIF, May 12, 2025

County Attorney Review: Anthony Chambers, May 5, 2025

Facilities Review: No fiscal impact. Mark Danner, Director, Facilities Management. May 7, 2025

BIT Review: No impact. Rebecca Hascall, Director, BIT. May 8, 2025

Fleet Review: No fiscal impact. Janice Mayer, Director, Fleet Services. May 7, 2025

County Human Resources Review (new FTE only): No FTE

Recommendations: The Airport staff recommends that the Board of County Commissioners support the Verve Maintenance Agreement with the Metro District and that this matter be placed on a future Hearing agenda.

Originator: Ben Miller, 4854

Contacts for Additional Information:

Anthony Chambers, Assistant County Attorney, County Attorney's Office, x8942

Abel Montoya, Director, Development and Transportation, x8578

Erick Dahl, Airport Director, Airport, x4851

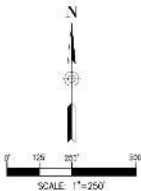
Verve
Innovation
Park

Tracts and
Rights-of-
Way

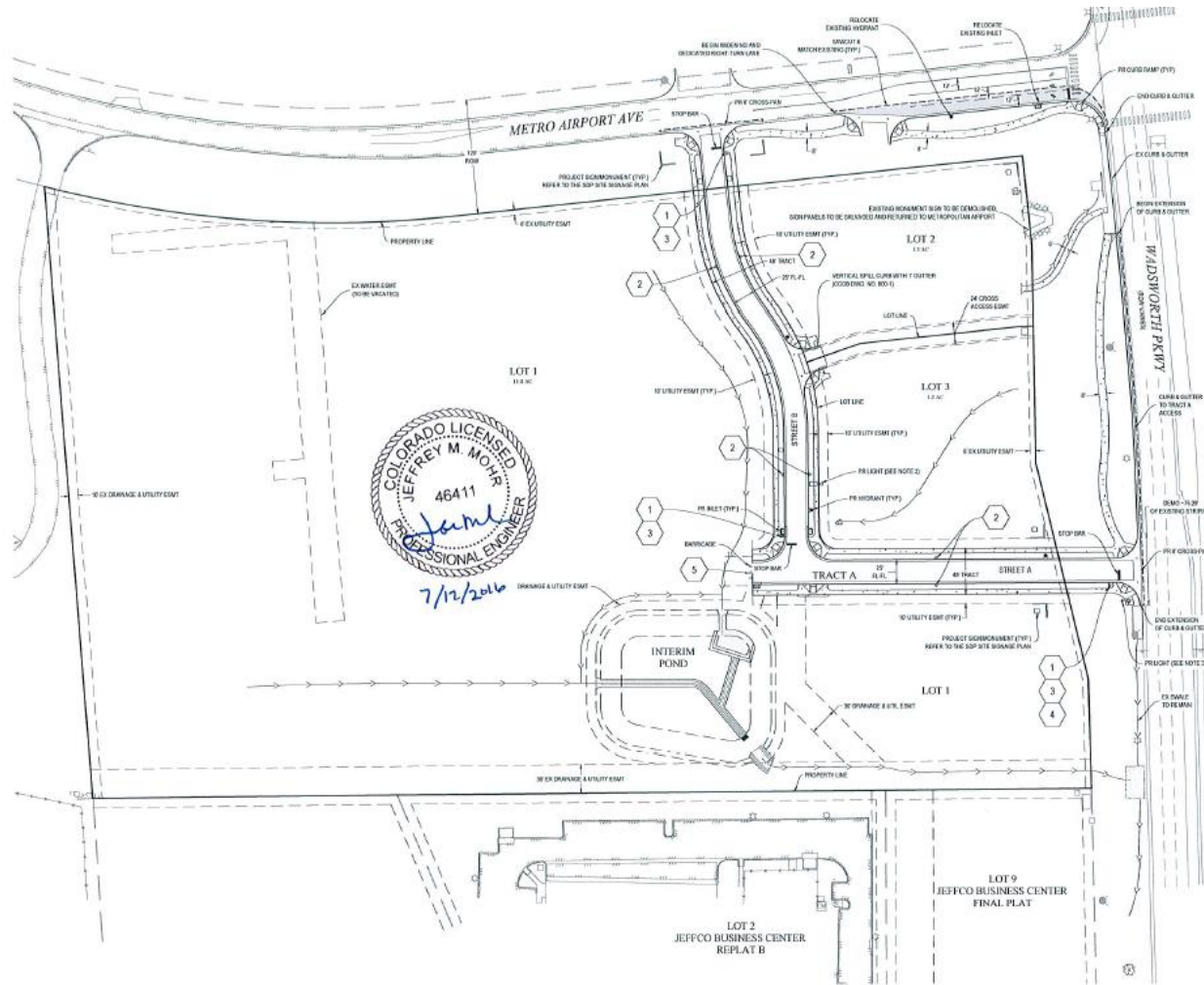


Dedicated ROW

Metro District Tracts



Jeffco Airport Business Center ("15 Acres")



BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Water Supply Planning

**Presented by: Abel Montoya, Development & Transportation Director,
Christopher B. O’Keefe, Planning & Zoning Director, Heather Gutherless,
Long Range Planning Supervisor**

Date: 5/20/2025

☐ For Information

☒ For Discussion/Board Direction

☐ Consent to
Place on Business/
Hearing Agenda

Issue: Two 2024 State bills, SB24-174 and HB24-1313, were signed into law last year and discuss water supply. Complying with both will necessitate collaboration with the County’s 50+ water providers. This paper will outline the requirements and how the County is planning to meet those requirements.

Background:

SB24-174 (Housing Needs Planning):

SB24-174 primarily focuses on supporting affordable housing, developing housing needs assessments and evaluating displacement risk. However, this act also mandates a Water Supply element in municipal, county and regional comprehensive plans. When developing a Water Supply element, C.R.S. § 30-28-106(3)(a.5)(II) requires a community to:

- Consult and coordinate with local water provider(s),
- Include water conservation policies, and
- Estimate a range of water supplies and facilities needed to support the potential public and private development described in the comprehensive plan.

The Colorado Department of Local Affairs (DOLA) has created a dedicated website to [Water and Land Use Integration for Local Governments](#). This website contains a page specifically for Comprehensive Plan Elements including a guidebook for local planners. The County’s adopted Master Plan must include a Water Supply Element no later than December 31, 2026, and that element must be updated no less frequently than every 5 years.

HB24-1313 (State Land Use Criteria for Strategic Growth Act):

HB24-1313 (C.R.S. § 29-35-201, *et seq.*) focused on increasing housing densities near specific transit facilities, including high-frequency transit lines and transit stations. This legislation recognized that water providers must be involved in the conversations about supplying water to any locally designated transit centers zoned to allow a higher density of dwelling units for compliance with the act. The first step to meet this legislation is to determine the County's Housing Opportunity Goal (HOG). The HOG is the total number of units that zoning must allow within the legislatively identified Transit Areas (the "Zoning Capacity"). A preliminary report with this information is due to the State on June 30, 2025. A final report identifying the final HOG calculation, a map identifying any County designated Transit Centers and evidence that the County's Zoning Capacity meets the HOG, affordability and displacement strategies identified and a plan to implement, and a description of community engagement is due December 31, 2026. Finally, December 31, 2027, is the HOG compliance deadline at which time each subject jurisdiction must designate Transit Centers and ensure Zoning Capacity meets the HOG and have submitted a Final HOG Report and received approval from DOLA.

More detailed information about Transit Areas and the County's HOG will be presented at a briefing in the near future.

Discussion: The County has been working toward addressing these new statutes. One proactive water provider has reached out to the County to begin discussions on this topic.

SB24-174:

In 2020, the County updated the Comprehensive Master Plan with a focus on water. With this update 15 Water Conservation policies were added. These policies will fulfill the requirement that water conservation policies be included in the Master Plan.

Through the Together Jeffco Process, a specific Water Supply goal and policies have been added to the draft Comprehensive Plan. While this will not fully meet the legislation, it creates a framework for where the information about water supply and facilities will reside in the County's Comprehensive Plan.

County staff will need to convene all water providers to discuss this legislation's requirements, how to obtain the required information, and what

needs or concerns surround this process. With the timing of the remaining Together Jeffco process, staff would anticipate starting conversations via email with water providers when the full draft of the Comprehensive Plan is sent out for review with meetings starting in the fall. Throughout 2026, there will be regular check-ins and deadlines for necessary documentation.

Inclusion of a water supply element and strategic growth element increases prioritization of applications for grants administered by the State.

Staff is evaluating the DOLA guidance and reviewing other jurisdictions' recent water supply plans to determine if this is something that staff has the expertise to complete or if we will need support from an outside consultant.

HB24-1313:

There are several Transit Areas in the unincorporated portions of the County. The largest and most contiguous is along the South Golden Road Corridors. In order to address the County's HOG, staff has been using the DOLA guidance provided to determine the number of housing units allowed under the County's zoning regulations. Once this number is determined, staff will need to contact the water suppliers in the Transit Areas to determine whether there is adequate water to supply the increased allowable density. If water supply is not available in one of the areas, then the first option is to determine if increased density could be provided in the boundaries of a different water provider that does have capacity. If water supply is not available, then an "Insufficient Water Supplies Report" will need to be submitted on or before December 31, 2026, and every three years thereafter. Compliance with this law and reporting will enable the County to apply for funds from the Transit-Oriented Communities Infrastructure Grant Program.

Additional information on the preliminary HOG report is scheduled to be presented to the Board of County Commissioners (BCC) on June 10, 2025.

Fiscal Impact: ☐ yes ☒ no

SPA Review: SPA supports with no concerns, Zoe Jenkins, 5/7/25

County Attorney Review: Comments addressed/No concerns, Kristin Cisowski, 5/13/25

Facilities Review: No concern, Mark Danner, 5/6/25

BIT Review: No impact, Andy Corbett, 5/6/25

Fleet Review: No fiscal impact, Janice Mayer, 5/6/25

County Human Resources Review (new FTE only): N/A - No new FTE requested.

Recommendations: The BCC provide guidance that staff may not have considered regarding ensuring adequate water supply for the County and in Transit Areas.

Originator: Heather Gutherless, X8716

Contacts for Additional Information: Chris O'Keefe, X8713; Abel Montoya, X8578; Tugce Ucar Maurer X8735



WATER SUPPLY PLANNING

MAY 20, 2025

BCC BRIEFING

2024 LEGISLATION

SB24-174

- MANDATES A WATER SUPPLY ELEMENT IN MUNICIPAL, COUNTY AND REGIONAL COMPREHENSIVE PLANS THAT MUST:
 - CONSULT AND COORDINATE WITH LOCAL WATER PROVIDERS
 - INCLUDE WATER CONSERVATION POLICIES
 - ESTIMATE A RANGE OF WATER SUPPLIES AND FACILITIES NEEDED TO SUPPORT THE POTENTIAL PUBLIC AND PRIVATE DEVELOPMENT DESCRIBED IN THE COMPREHENSIVE PLAN

HB24-1313

- FOCUSED ON TRANSIT ORIENTED COMMUNITIES AND WATER PROVIDERS MUST BE INVOLVED IN THE DISCUSSION OF SUPPLYING WATER TO ANY LOCALLY DESIGNATED TRANSIT CENTERS ZONED TO ALLOW A HIGHER DENSITY OF DWELLING UNITS FOR COMPLIANCE WITH THE ACT.

NEXT STEPS

SB24-174

- FINALIZE COMPREHENSIVE PLAN FRAMEWORK
- FOCUS WATER PROVIDERS ON WATER SUPPLY FRAMEWORK AND PROPOSED FUTURE LAND USE RECOMMENDATIONS
- CONVENE WATER PROVIDERS

HB24-1313

- FINALIZE HOUSING OPPORTUNITY GOALS (HOG)
- DETERMINE WATER PROVIDERS TO INVOLVE IN THE DENSITY DISCUSSIONS
- CONVENE APPLICABLE WATER PROVIDERS

DEADLINES

SB24-174

- DECEMBER 31, 2026 – WATER SUPPLY ELEMENT MUST BE INCLUDED IN THE ADOPTED COMPREHENSIVE PLAN

HB24-1313

- JUNE 30, 2025 – PRELIMINARY HOG REPORT DUE TO STATE
- DECEMBER 31, 2026 – FINAL HOG AND TRANSIT CENTER REPORT DUE TO STATE
- DECEMBER 31, 2027 – IDENTIFY TRANSIT CENTERS AND ZONING CAPACITY MUST MEET HOG



QUESTIONS/SUGGESTIONS?