

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: City of Arvada Long Lake Regional Park – Telecommunications IGA**

**Presented by: Hillary Merritt, Deputy Director, Open Space**

**Date: 4/8/2025**

For Information

For Discussion/Board Direction

Consent to  
Place on Business/  
Hearing Agenda

**Issue:**

Jefferson County Open Space (JCOS) proposes to enter into an Intergovernmental Agreement (IGA) with the City of Arvada (Arvada) that allows Arvada to extend a lease agreement with a telecommunications company in Long Lake Regional Park, located at 17850 West 64th Avenue in Arvada.

**Background:**

JCOS helped Arvada acquire Long Lake Regional Park in 1998 using Open Space funds and the Commissioners Deed to Arvada included the Jeffco Open Space Reverter (Reverter). In 2003, Arvada entered into a 20-year lease agreement with a telecommunications company to allow the installation of wireless communications equipment in the park. The agreement required the telecommunications company to construct a shade structure for park visitors where the equipment would be located and to make a \$45,000 payment to Arvada to construct a trail for public use leading to the structure that would also provide vehicular access for the telecommunications company to service its equipment. Additionally, the service line bringing power to the shade structure includes access for both the telecommunications company and Arvada. Arvada staff have confirmed that lease payments received under this agreement were used for park purposes, however at the time of the lease, Arvada did not work with JCOS to confirm the use was allowed under the Reverter.

Arvada desires to extend the telecommunications lease and submitted an application to JCOS to determine if the agreement is compatible with the Reverter. While the equipment in Long Lake Regional Park provides wireless access that extends beyond the park, the facility enables emergency

communications at the park and the park shelter and associated recreation trail leading to the shelter are primarily used for park purposes.

On March 6, 2025, the JCOS Advisory Committee approved Resolution #25-02 recommending Board of County Commissioners approval.

**Discussion:**

JCOS and Arvada will enter into an IGA that requires that the County review and approve any agreements of the facility to third-party telecommunications operators and further requires that all lease payments made to Arvada will be used exclusively for park and open space purposes. The proposed lease area for the facility is 1,536 square feet and will be co-located at the existing shelter. The lease also permits vehicular access along the recreation trail to service the communications equipment. Arvada will pay a \$3,000 processing fee to complete this request.

**Fiscal Impact:**  yes  no

**SPA Review:** Brett Deady, reviewed March 20, 2025. Support, no concern.

**County Attorney Review:** Anne Kelson, reviewed and approved, March 20, 2025.

**Facilities Review:** Support, no concern.

**BIT Review:** Support, no concern.

**Fleet Review:** Support, no concern.

**County Human Resources Review (new FTE only):** N/A

**Recommendations:**

That the Board of County Commissioners consider the recommendation made by JCOS Staff and the Open Space Advisory Committee in Resolution #25-02, approving an IGA with the City of Arvada and authorize execution of the required documents at a future hearing.

**Originator:** Hillary Merritt, Deputy Director

**Contacts for Additional Information:**

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