

Agenda Item 1.1.2

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Quincy Reimbursement Agreement

**Presented by: Abel Montoya, Development & Transportation Director,
Mike Vanatta, Transportation & Engineering Director**

Date: 4/29/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue: Transportation and Engineering is requesting approval of a contract with HD Quincy, LLC, a developer, in which the developer agrees to pay one-half of the intersection improvements at Quincy Avenue and Tufts Avenue to construct a single lane roundabout. Transportation & Engineering previously briefed the Board of County Commissioners (BCC) regarding this contract on December 17, 2024. Since that briefing, the parties continued negotiations and the total cost of the improvements increased from a not-to-exceed amount of \$3,327,037 to \$3,748,184. These costs will be shared equally by the developer and the County. The County will be responsible for a not-to-exceed amount of \$1,874,092. Upon satisfactory completion of the construction, the County will pay its share of the costs from the South Impact Fee Fund as identified in the Traffic Impact Fee Program. This agreement will provide the means and guidelines to accomplish the reimbursement to the developer.

Background: The developer's planned improvements include a traffic report and analysis that showed that the intersection of Quincy Ave and Tufts Ave would be failing during peak hour traffic. The remedy for this failure would be either a traffic signal or a roundabout. Colorado Department of Transportation (CDOT) will not allow a traffic signal because of the proximity to their newly constructed C470 ramp roundabout. The Traffic Impact Fee program had included this segment of Quincy to provide and fund the improvements. Staff would like to pay the developer for the County's share of these improvements after the acceptance of the roadway in one lump sum. If improvements are completed in 2025, a budget supplemental will need to be submitted, or if completion is not until 2026, the funds will be budgeted in 2026.

Discussion:

The agreement addresses the following major terms:

- The County's improvement costs and definition of costs by each party.
- The construction and oversight of the roundabout improvements.
- Standards for design and construction.
- Change orders and reimbursements.
- Guarantee period.

Fiscal Impact: ☒ **yes** ☐ **no**

This is a request for an additional expenditure in the South Traffic Impact Fund in the amount of \$1,874,092. Potential budget impact in 2025 and if project is not completed this year, then 2026. Funding for this project will be from unrestricted fund balance in the South Traffic Impact Fund.

- Year(s) of impact: 2025 or 2026
- Existing grant or project: No
- New grant or project: Yes
- Requested in adopted budget:
- Ongoing or one-time: One-time
- General Fund impact: N/A
- Staffing impact: N/A
- Match requirements: No
- Mandate/Contractual obligation: \$1,874,092

SPA Review: Support, with no concern. Zoe Jenkins, 4/23/25

The South Traffic Impact Fund generates revenue from traffic impact fees from new development. These funds are reserved until projects arise. This Quincy construction project is an allowable project for the South Traffic Impact Fund.

County Attorney Review: Carey Markel, 4/23/25

Facilities Review: Does not apply/no fiscal impact, Mark Danner, 4/21/25

BIT Review: Does not apply/no fiscal impact, Rebecca Hascall, 4/21/25

Fleet Review: Does not apply/no fiscal impact, Janice Mayer, 4/21/25

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

Recommendations: That the reimbursement agreement be placed on a future hearing agenda, and the Board of County Commissioners approve the reimbursement agreement with the developer and authorize the Purchasing Operations Manager to execute it in a form approved by the County Attorney's Office. Staff also 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 in the amount of \$1,874,092 for the South Traffic Impact Fund.

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