

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Traffic Impact Fee Reimbursement Agreement with HD Quincy, LLC

Date: 5/20/2025

Staff Recommendation:

WHEREAS, at a public meeting on May 13, 2025, the Board of County Commissioners of Jefferson County authorized the Traffic Impact Fee Reimbursement Agreement with HD Quincy, LLC and authorized the Chair to execute the Agreement.

NOW THEREFORE, BE IT RESOLVED, the Board of County Commissioners of Jefferson County hereby ratifies the approval and execution of the Traffic Impact Fee Reimbursement Agreement executed by the County on May 13, 2025.

Resolution No: CC25-136

Background:

HD Quincy, LLC's planned improvements included a traffic report and analysis that showed that the intersection of Quincy Avenue and Tufts Avenue 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. The County shall pay to HD Quincy, LCC a one-time payment in the amount of \$1,874,092. If improvements are completed and accepted in 2025, a budget supplemental will need to be submitted, or if completion and acceptance is not until 2026, the funds will be budgeted in 2026.

Fiscal Impact:

Additional capital 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.

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

BCC Briefing Presented on: 4/29/2025

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