



Quality Community Initiative (QCI)

Final Presentation to
City Council

January 28, 2013

“Quality Community for a Lifetime”

Agenda

- Purpose: Why was the QCI formed?
- QCI's Process
- Result and final recommendation from QCI
- Key Issues for Council's Consideration

Why Was the QCI Formed?

- Formed in November 2011 by City Council
- Includes diverse representation of Commerce City residents, business owners, non-profits, developers, land owners, utilities and other stakeholders
- The mission of the QCI was to :
 - Conceptualize the needs of our growing community as proposed on the City's Long Range Financial Plan
 - Obtain feedback from the community
 - Develop a set of recommendations for City Council on how to proceed



QCI Charter

Stakeholder Group Charter

The Quality Community Initiative (QCI) is led by a group of stakeholders that have diverse interests and investments in the successful future of Commerce City. The QCI stakeholder group includes Commerce City residents, business owners, non-profit representatives, developers, special interests, city staff, and anyone who chooses to take part. It is designed to be an inclusive group.

Purpose of Stakeholder Group

The stakeholder Group will, through the formation of a clear concept of long-term needs in Commerce City, and through continued interactions with the community and City Council; to ultimately advise and present a recommendation to City Council on a strategy to achieve long-term goals that are well supported by not just the committee but also the community at large.

- The review of city infrastructure/project priorities and costs
- Prioritize that list
- Review potential funding mechanisms to fund the projects
- Study election alternatives and realities
- Recommend to City Council on priority projects, preferred ways to fund the projects, and if or when to go to ballot

Schedule

- QCI will start meetings November 2011 and use the first two – three months (Nov. 2011 – Feb. 2012) to go over information on needs and ask clarifying questions.
- The next two months (Feb. – Mar. 2012) would go towards identifying viable strategies or Funding mechanisms that would help the city reach their goal.
- The last three months (Mar. – Jun. 2012) spent gathering feedback from the community/support and taking it into consideration for a formal recommendation to City Council

Next Steps and Deliverables

- 1Identify all long-term capital needs within Commerce City in accordance with council priorities and guided by the Commerce City C3vision Plan which is the City's comprehensive master plan approved by City Council in May of 2010.
- 2Provide monthly updates to City Council.
- 3Present its findings to City Council as well as a recommended strategy to achieve these goals.
- 4Complete work in a manner that results in committee consensus and broader community support
- 5Finish activities for decision-making to 2012 election or beyond depending on other dynamic factors.

What Process did the QCI Undertake?

- Met every 3 weeks from December 2011 through November 2012
- Discussed a variety of issues related to the City's Long Range Financial Plan and Capital Improvement Projects list.
- Conducted a review of city infrastructure/project priorities and costs. The QCI prioritized that list.
- Reviewed potential funding mechanisms to fund the projects.
- Studied implementation alternatives and realities.
- Conducted a community outreach in the form of a mailed survey and 17 community listening sessions.
- Arrived at a thoughtful recommendation on priority projects, and preferred ways to fund the projects.



Guiding Principles

- Maintain what we currently have, build to catch up with current needs and continue to match future growth.
- Equity between north and south to ensure that needs are met within both areas of the City and to encourage a unified population.
- Funding decisions should be a shared responsibility between the City Council and the voters to insure ownership by all parties.
- Take action now – implementing these projects as soon as feasible will demonstrate the City’s commitment to make Commerce City the quality community it is striving to be.



Project Recommendations

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Transportation

Projects	Approximate Cost	Why Selected
Tower Road (4 lanes from 120th to 80th)	\$53,000,000	This area of the city has the highest potential for economic development. There was strong citizen support for the widening in the survey and the listening sessions.
96th Avenue RR Grade Separation	\$21,500,000	High approval by community in north and south plus promotes ED in industrial areas. These projects promote the east west connectivity for the city which as of right now is limited.
96th Avenue Widen I-76 – SH2	\$29,400,000	
88th Avenue RR Grade Separation	\$21,500,000	
88th Avenue Widen I-76 – SH2	\$23,300,000	
Rosemary Street 80th – 88th Ave. Widening	\$5,000,000	Rosemary Street serves as a conduit which alleviates the congestion on Hwy 2 (which the city doesn't control).



Parks, Trails & Recreation

Projects	Approximate Cost	Why Selected
Community Park As identified in the city's Parks Master Plan	\$11,500,000 to \$13,000,000	High approval by the community because of the need for more team sports space and other recreational needs. Will improve the quality of life of current residents and attract new residents. Location (1st or 2nd creek) can be determined based on additional input from the citizens and city council. The city owns sufficient land in both areas.
Existing Recreation Center Renovations	\$ 5,700,000	These projects received high support from the respective communities. The existing center is limiting programming due to capacity constraints. The facilities are in need to be brought to a standard worthy of Commerce City citizens.
New North Recreation Center (does not include indoor swimming pool)	\$19,350,000 to \$20,850,000	

Storm Water

Projects	Approximate Cost	Why Selected
Drainage Improvements & Maintenance	\$20,000,000	Because the infrastructure is not there and it can be phased in project by project. To be proactive and eliminate slow drainage and flooding in parts of the city. Also these are unfunded federal mandates that must be completed; and once understood the community members supported these project.



Public Safety & City Infrastructure

Projects	Approximate Cost	Why Selected
Police North Substation	\$10,120,000	High approval by the community at large because it improves response times and increases safety.

Arts & Culture

Projects	Approximate Cost	Why Selected
Cultural Arts Center / Museum	\$10,000,000	High approval by the community in the outreach meetings. Builds community pride, its essential for a quality community.



Funding Strategies

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Funding Strategies Via City Council Approval

Funding Mechanism	Revenue*	Community Support**	Comments / Direction
Increase in Impact Fees on New Development (based on 200 homes)	\$400,000	57%	Increase should be dedicated to transportation ONLY
Storm Water Utility Fee	\$3,367,000	51%	Implementation could be phased with an additional cap on fees based on income.

* Revenue is an estimate of annual revenue generated

** Based on a blended average from the survey and listening sessions (Good and Very Good average)

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Funding Strategies Via Voter Approval

Funding Mechanism	Revenue*	Community Support**	Comments / Direction
New Special District (Parks Trails & Recreation District at 14.8047 mills)	\$10,127,925	62%	Existing O&M - \$5.8M Debt Service - \$2.8M New O&M - \$1.6M
Entertainment Admissions Tax (8%) above Sales Tax	\$575,000	61%	Implementation could be phased with an additional cap on fees based on income.
Employment Head Tax (\$5 per month)	\$1,800,000	42%	
Sales Tax Increase at \$0.005 (1/2 cent)	\$4,285,700	41%	Increase should be dedicated to transportation ONLY

* Revenue is an estimate of annual revenue generated

** Based on a blended average from the survey and listening sessions (Good and Very Good average)

Key Issues

- ***Dynamics and challenges of placing the funding strategies to a vote of the people and building a base of citywide support for their passage***
- ***Consider a phased-in approach and perhaps a cap to ensure the financial protection of the most at risk citizens***
- ***Implementing these in a way that promotes economic development as well as meeting the needs of the community***

Next Steps

- The QCI Stakeholder Group final report is intended to be the first step in the process of building the infrastructure that Commerce City needs to support its future growth and economic development.
- We hope this group's work will better position the City Council to make policy decision aimed at securing the long range goals of the City.
- QCI is thrilled to have fulfilled its mission as chartered by the City Council back in November of 2011. We thank you for this opportunity and encourage the council to move forward based on the community's feedback.



Q & A

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