



City of Centennial Annual Report 2006



A Message from Mayor Randy Pye



Centennial, Colorado is in a special category of cities whose best days are ahead of them. Cities where tomorrow is better than yesterday, cities that are planning for the future, cities where residents ask “what’s next” instead of “what now?”

We have much to talk about as we present Centennial’s first Annual Report. It’s not just a report about 12 months; it’s a report about the six years it has taken to get to this point.

As one of those whose dream was Centennial’s creation, I’ve learned much from our citizens about building a vibrant community. The strategies we’ve used for the past six years are the strategies that will help us grow into the future. They are:

- ❖ valuing the skills and resources of our citizens
- ❖ maximizing the power of relationships in voluntary organizations
- ❖ mobilizing assets present in our local businesses, institutions and special districts
- ❖ focusing on the physical infrastructure of our community
- ❖ maintaining the profile and dynamics of the community economy
- ❖ and most importantly, listening to the stories and dreams of our citizens.

In 2007, we are in a strong financial position. We now have an opportunity to focus on “what’s next” and to concentrate on economic development. We’ll target recruitment of likely corporate relocations and better coordination of economic development activities within Centennial. Economic growth, pursued in a sustainable fashion, will also ensure the long-term viability of our quality of life.

We hope you find this Annual Report useful.

Sincerely,

Randolph E. Pye, Mayor



A City of Businesses and Neighborhoods



Grass Roots Democracy at Work

With a record voter turnout on September 12, 2000, residents overwhelmingly supported the creation of the City of Centennial. With nearly 103,000 in population, Centennial covers about 28 square miles of previously unincorporated Arapahoe County, and was the largest incorporation in U.S. history.

Strong Neighborhoods

Ask any Centennial resident what they like about the community and they will reply – without hesitation – “my neighborhood.” Each Centennial neighborhood is distinctive; most include scenic or recreational parks with schools and libraries nearby.

Many of Centennial’s neighborhoods have homeowner organizations, whether formal or informal. In addition, an umbrella group, the Centennial Council of Neighborhoods (CenCON), acts in the dual capacity of gathering civic information that neighborhoods need and as an advocate for the concerns of all homeowners. The City relies on CenCON’s extensive grass-roots communications network as one tool for giving residents up-to-the-minute information, as occurred with this past winter’s back-to-back snowstorms.

Award-Winning City

In 2007, Centennial is a co-recipient of the Denver Regional Council of Governments *Regional Leadership Award*, one of DRCOG’s highest honors. Centennial was recognized as part of a unique partnership, along with other cities and counties along the Southeast Corridor, that cooperatively organized community celebrations for the November 2006 opening of the Southeast Light Rail Line.



In 2005 and again in 2006, Centennial ranked as the safest city in Colorado. This ranking is presented annually by Morgan Quitno Press. Cities are ranked by crime rates for six standard categories. Just weeks before the 2005 award was announced, a survey by the *Rocky Mountain News* showed that Centennial had “by far” the lowest crime rate in the Denver metro area, and relatively low cost for law enforcement per capita. (See bar chart overleaf.)

In 2005, the City picked up two awards from the Denver Regional Council of Governments: one for Productivity Improvement for the City’s contracting arrangement for land use department services; and one for Public-Private Partnership for the collaborative creation of Cherokee Trail (“Bow Tie”) Park.





Streets at South Glenn groundbreaking in front of the former Dillard's department store

Economic Development

Centennial believes a great city supports a great business community

Making it easy for compatible industries to do business here.

Businesses have direct access to the City Manager and other City Leaders for quick and efficient action, which is unique in a city with more than 100,000 people.

Providing a home for business

Centennial is home to some of the region's most successful corporations including:

- ❖ National CineMedia
- ❖ Oppenheimer Funds
- ❖ Saunders Construction
- ❖ Haselden Construction
- ❖ CTL Thompson
- ❖ Big O Tires
- ❖ Pak Mail Centers of America
- ❖ Nolte Engineering
- ❖ Burt Automotive
- ❖ US Foodservice

In late 2006, Centennial was chosen as the location for the United Launch Alliance, a joint venture of the Boeing Company and Lockheed Martin Corporation that will bring 400 jobs to the City. In addition, Comcast Media recently announced the opening of its new Business Services Support Center, which will bring 200 jobs to Centennial.

Guiding future economic development

The City's comprehensive plan, completed in 2004, provides a road map to guide Centennial's future growth and land use policies. Some of the more important issues addressed in the plan include how the City could develop its geographic center, where economic development would occur over the next ten years, how to keep neighborhoods vital, and how to provide adequate transportation for the City's growing population.

Working with Arapahoe County for joint planning in unincorporated area

The City collaborated with Arapahoe County and property owners through the latter half of 2006 to develop growth management strategies for some 2,300 acres in unincorporated Arapahoe County. The Joint Planning Area (JPA) effort is intended to help guide future development for the area generally located south of Arapahoe Road to the county line, from I-25 to Parker Road, excluding Centennial Airport.

This area is the geographic center of Centennial and contains the largest concentration of vacant parcels in the southeast metro area. The City and County identified objectives for the area, including high quality development and enhancement of property values. Both the City and County adopted uniform development standards in December 2006 as a first step towards achieving these joint objectives.





Streets at SouthGlenn

Southglenn Mall, at Arapahoe Road and University Boulevard, has offered area residents convenient access to national retail stores, boutiques and other amenities since 1974.



In spring 2006, locally-based Alberta Development Partners began redevelopment of the aging mall, making way for The Streets at SouthGlenn, a shopping community planned to have high-quality retail stores, restaurants, theaters and residences. The opening is expected in 2008.

Annexation of Vermilion Creek and Tagawa Farms

One of the few remaining original family farms in the metro area was annexed to the City of Centennial in May 2006. The 220-acre annexation included land known as Feters/Vermilion Creek and the Tagawa plant nursery.

The Vermilion Creek property is located south of East Broncos Parkway at South Parker Road. Plans are proceeding for a mixed-use development on the property to include single-family and

multi-family residential development, neighborhood retail, office and community-oriented commercial uses. The plan includes approximately 80 acres of preserved open space along the banks of the Cherry Creek and completion of a crucial connection to the Cherry Creek Trail.

“Main Street” Partnership

For most of 2006, the central section of the Arapahoe Road corridor from I-25 to Parker Road was studied for its future direction.

The goals of the study are to preserve and maximize retail accessibility and economic development potential, while facilitating the movement of large volumes of commuter traffic through the corridor.

The corridor is of vital importance to Centennial, as it holds the most viable potential for filling a future role as the City’s geographic and retail heart. The study is funded by the City of Centennial, Arapahoe County, Greenwood Village and the Colorado Department of Transportation (CDOT). Completion is expected in 2007.



City Services through Partnerships

We have just the right amount of government to get things done.

Many of Centennial's city government services are provided through contracts with Arapahoe County, private companies and through partner organizations. Arapahoe County provides Centennial with law enforcement, animal control and public works services. Contracts with private sector companies provide land use, development, building inspection and contractor licensing functions.

Four outstanding fire protection districts serve the citizens of Centennial: Cunningham Fire Protection District and Parker Fire Protection District on the east and Littleton Fire Rescue and South Metro Fire Rescue on the west. These four districts work cooperatively so that when a citizen calls 911, it is dispatched appropriately and efficiently without callers needing to know what district they are in.

Citizens also benefit from two blue-ribbon school districts, and the services of high quality special districts that provide parks and recreational facilities, libraries and water.

Cherokee Trail Park

A remarkable partnership created the City's first public park in 2004. Cherokee Trail Park is sometimes known informally as "Bow Tie" Park because of its shape. It began as a parcel of vacant,



privately-owned land along Piney Creek bounded by Cherry Creek State Park and an existing neighborhood. The intent was to preserve open space, restore and protect key wetlands,

provide water quality protection for the state park and Cherry Creek Reservoir, and provide a natural buffer to the state park.

The private Trust for Public Land facilitated the acquisition with Centennial, Arapahoe County and other partners. An eight-acre portion became Centennial's first park. It was restored to "native" condition, and is maintained through a contract with the Arapahoe Park and Recreation District.



Regional Leadership

The City is committed to taking a leadership role throughout the region. The City is at the table when decisions are made about spending regional transportation dollars, or enhancing business access in the Southeast Corridor.

Stormwater Authority formed

Through 2006, the City worked with Arapahoe County and three water districts to cooperatively form a stormwater authority. The Southeast Metro Stormwater Authority (SEMSWA) was formed to meet increasingly stringent federal water quality standards and to address a backlog of drainage problems across Centennial and in the urban portions of unincorporated Arapahoe County.

SEMSWA faces more than \$70 million in unmet drainage improvement and repair needs across the area. The district expects to collect about \$6 million per year. SEMSWA fees are based on the amount of non-permeable surface (rooftops, sidewalks, driveways and parking lots) on each parcel of property.

Light Rail arrives in the southeast metro area

An estimated 80,000 people rode the new Southeast Light Rail line over two days in November 2006 as the community celebrated the completion of T-REX. Centennial, Arapahoe County and the South Metro Denver Chamber of Commerce sponsored a successful community celebration at the Dry Creek Light Rail Station to mark the event.

T-REX was a \$1.67 billion transportation construction project that added 19 miles of light rail and improved 17 miles of highway infrastructure. Centennial and the Southeast area also gained new call-n-Ride curb-to-curb bus services, greatly expanding options for residents.



Lean Budget, Conservative Management

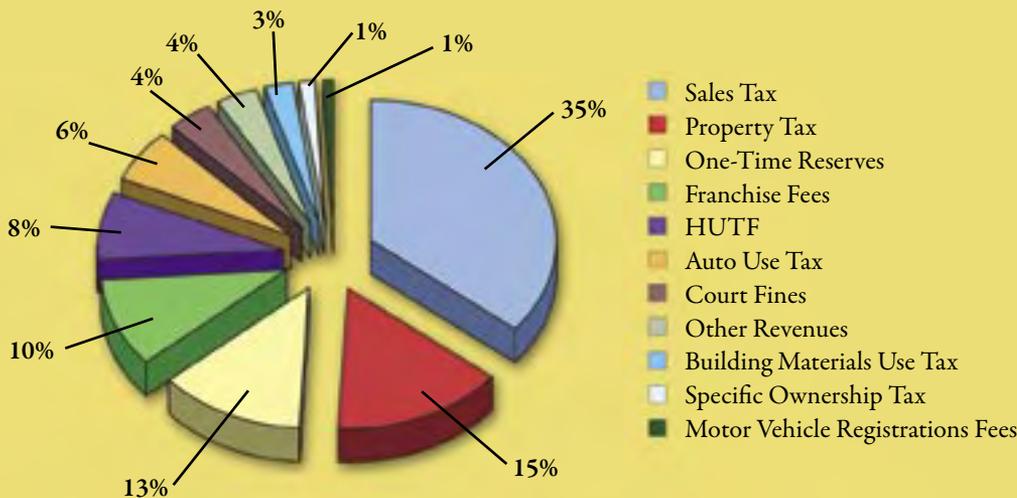
The City of Centennial runs on a budget that is small compared to other cities of comparable size. Many services, such as water and parks and recreation, are provided by pre-existing special districts. Most City services are provided through contracts with public agencies and private companies.

Centennial's overall budget in 2006 was \$58,293,200. Operational expenditures are reflected in the pie charts below. Amounts outside that are special-use funds, including the Capital Improvement Fund (reserves for major road/

construction projects), Conservation Trust Fund (earmarked for open space projects), Land Use Fund (fee-based land use department services), and reserves set aside in case a TABOR refund was required.

A TABOR refund became unnecessary when voters overwhelmingly approved a November 2006 ballot proposal allowing the City to keep revenues from fees and fines above the TABOR-imposed cap. These revenues are earmarked for road repair, public safety and open space; the exemption sunsets in 2013.

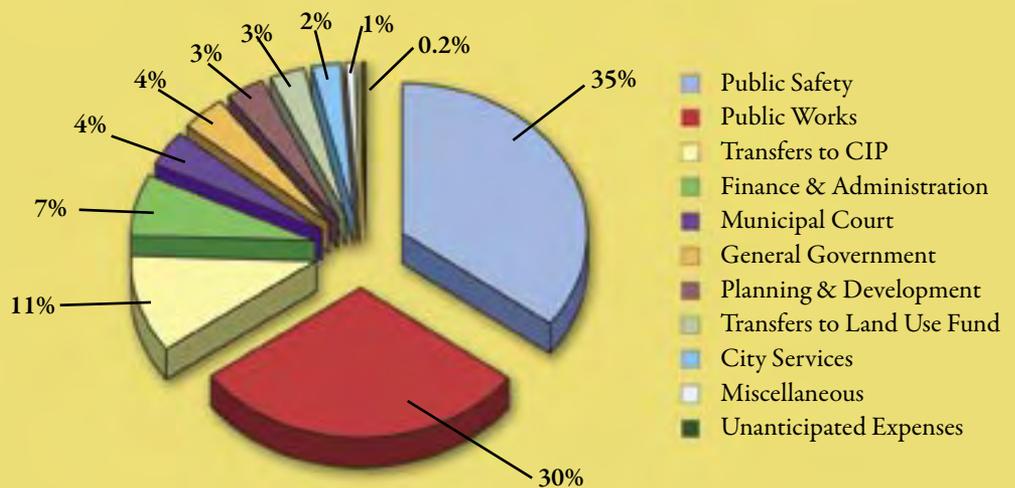
2006 General Fund Sources - \$47,838,000



Unaudited fiscal year 2006 revenues. One-Time Reserves consist primarily of monies reserved in prior years for anticipated projects. Franchise fees derive from telephone, gas, electric and cable services. HUTF: Highway Users Trust Fund. Other Revenues includes a number of miscellaneous and minor revenue sources, including interest income, state cigarette tax, road and bridge share-back and other fees. Specific Ownership taxes come from motor vehicle registrations.

Unaudited fiscal year 2006 expenditures. CIP is the Capital Improvement Project fund, used mainly for major road projects. Finance and Administration includes finance & accounting, administrative services, human resources, information technology, insurance and physical facilities. General Government includes city attorney, city clerk, city council, city manager, city treasurer, dues and memberships, communications and management support. Planning and Development includes planning and engineering services for land use projects and building inspections. City Services include code enforcement, animal/mosquito control and liquor licensing.

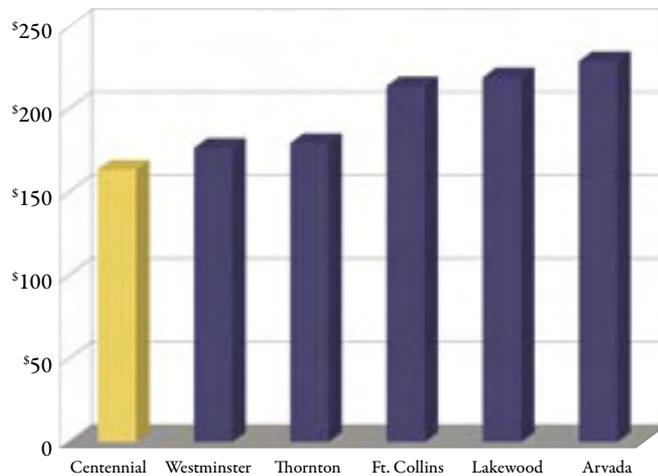
2006 General Fund Uses - \$47,626,200



Doing More with Less

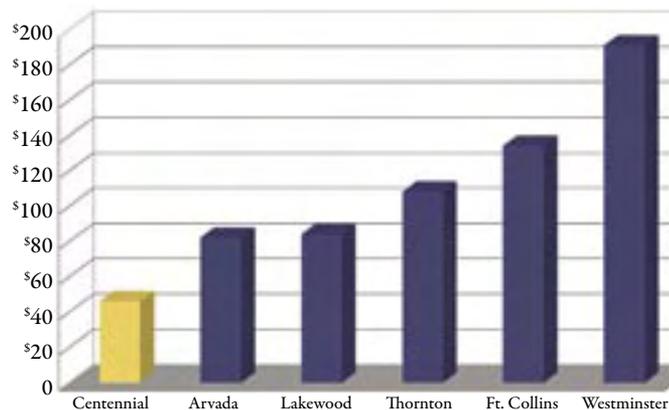
When compared to the other Denver metro area cities *of similar size*, Centennial offers its services for fewer tax dollars. An example is public safety, where Centennial contracts with Arapahoe County. Sheriff Grayson Robinson's deputies have helped make Centennial the safest city in Colorado while keeping costs low. Because of Centennial's philosophy of contracted services, general government costs are also low.

Public Safety Per Capita

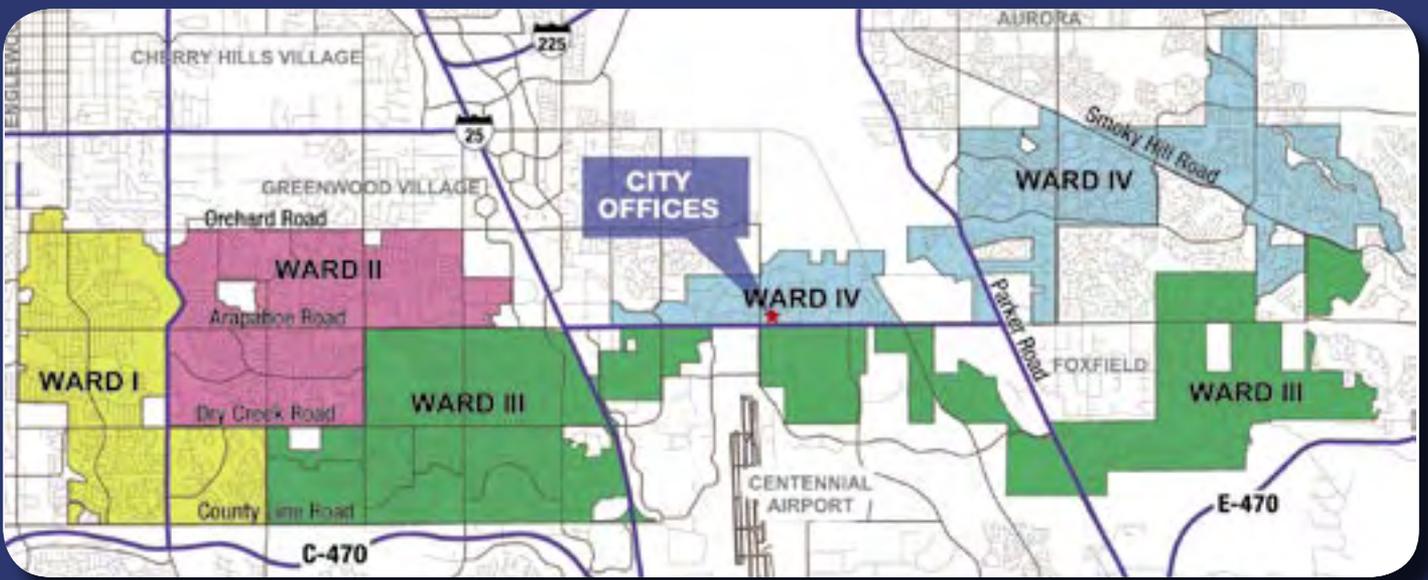


Based on published fiscal 2006 police department budgets. Does not include fire protection, courts, safety task forces, or other typical ancillary police department functions in the compared cities as these are not included as part of Centennial's public safety budget.

General Government/Finance Per Capita



Based on extrapolations from published fiscal 2006 budgets. General government expenses include: administrative services, city attorney, city clerk, city council, city manager, city treasurer, communications, finance and accounting, human resources, information technology, insurance, management support, and physical facilities.



Centennial

Centennial at a Glance:

Land Area

Centennial is a city of 28.24 square miles, or 18,071.24 acres, including the 2006 annexation of 220.60 acres on the southwest corner of East Broncos Parkway and South Parker Road. The City lies wholly within Arapahoe County.

Households

Centennial has almost 37,000 households and a median household income of \$76,824 as determined by the 2000 census. The income level is more than 150 percent of the region's median income.

Education

Fifty-three percent of the population over 25 has a college education, well above the region and state percentages.

Population

With approximately 103,000 residents, Centennial is the fifth-largest city in the Denver Metro Area. The median age is 37.2 years of age.



Mayor and Council

Front Row, L to R: Rebecca McClellan, Ward III; Bart Miller, Ward II; Mayor Randy Pye; Todd Miller, Ward IV; Ron Weidmann, Ward IV.

Back row L to R: Sue Bosier, Ward II; Rick Dindinger, Ward I; Vorry Moon, Ward I; Andrea Suhaka, Ward III.

City Officers

John Pazour, City Manager
 Robert Widner, City Attorney
 Goldie Fishbein, City Clerk
 Greg Hill, City Treasurer

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Most photos by Karl Witt Photography