

# Centennial connection

Summer 2006

Your link to the city of Centennial

## Council faces TABOR decision; seeks public input

by Maureen Juran,  
Assistant City Attorney

As a Centennial resident and voter, you may be asked to give the City direction this November with regard to an important part of the revenues the City collects and spends on services to its residents.

The City Council is considering whether or not to put on the November ballot a TABOR or “de-Brucing” question allowing the City to keep and spend revenues from fines and fees for services and from the Arapahoe County one-quarter percent Open Space Sales Tax.

(TABOR ballot questions are frequently referred to as “de-Brucing,” a reference to the amendment’s original author, Douglas Bruce.)

A key provision of the TABOR Amendment prohibits Colorado cities from collecting and retaining more revenue in any single year than a formula percentage (about 3 percent for 2006) above the prior year without obtaining permission from their voters.

At the time of its formation, Centennial permanently de-Bruced its sales tax, property tax, and use taxes. All other taxes and fees were de-Bruced for a period of five years through the end of 2004 to enable Centennial to cope with the requirements of funding the new City.

Since that time, Centennial has seen stronger-than-anticipated development fees (new construction) and franchise payments (mainly from gas and electric utility services), and Arapahoe County

### TABOR Public Meetings

*Become informed on this issue!*

Aug. 15, 2006, 6 p.m.  
Smoky Hill Library  
5430 So. Biscay Cir.

Aug. 16, 2006, 6 p.m.  
Koebel Library  
5955 So. Holly St.

has passed its one-quarter percent Open Space Sales Tax, half of which is provided to County’s municipalities, including Centennial, for open space and park acquisition. Because of Centennial’s TABOR restrictions, the City must refund to its citizens any revenue that is

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## Longstanding flooding problems prompt stormwater proposal

Look around any number of neighborhoods in the area after a heavy rain and you’ll see stormwater accumulation. As more and more permeable ground is covered in concrete,



Vehicle washed off the road and into Piney Creek in storm flooding in the Piney Creek subdivision.

asphalt and buildings, the runoff problem has steadily grown.

And it’s no longer just property owners who want a solution. The federal government has mandated that local governments find new ways to

control runoff and the pollution it picks up on its way back to the nation’s waterways.

Phase I of the National Pollutant Discharge Eliminations System (NPDES) program required cities with populations of more than 100,000, as well as construction and industrial sites, to treat stormwater runoff.

Phase II requires large municipalities and all new developments of one acre or more to implement more extensive stormwater treatment practices. These regulations will eventually impose penalties, and the cost of compliance must be borne by local governments. Over the last two years, a task force from Arapahoe County, the City of Centennial, the Arapahoe County Water and Wastewater Authority, the East Cherry Creek Valley Water and

*continued on page four*

# City and County to join in land use planning strategy

by Wayne Reed,  
Planning and Development Director

The City of Centennial and Arapahoe County have agreed to negotiate a joint planning agreement (JPA) to govern decisions on growth and development in a large unincorporated area south of Arapahoe Road near Centennial Airport. The objectives for this joint planning effort may include:

- ◆ promoting high quality, thoughtful developments
- ◆ protecting property values
- ◆ enhancing the County’s current tax base while preserving opportunities for the City’s future tax base
- ◆ protecting the status of Centennial Airport
- ◆ establishing and maintaining equity between the City and County.

The JPA would cover about 2,240 acres, generally defined as between Arapahoe Road on the north, the Arapahoe County line on the south, Parker Road on the east and I-25 on the west. It does not include Centennial Airport or the 17-Mile House property.

This general area could one day be part of Centennial. Arapahoe County’s Comprehensive Plan encourages the eventual inclusion of unincorporated land into incorporated areas. These

JPA lands are located at Centennial’s geographic center and represent most of the undeveloped land in Arapahoe County’s urban area. The City wants a strong voice now in how the development of this land proceeds.

It is expected to take about six months to put the joint planning agreement in place, and will require hammering out details such as zoning regulations. As a first step, the City has commissioned a market analysis to evaluate the demand for future land uses, including residential, retail, office and industrial.

Using this and other information, a land use plan and development standards will be established to set a tone for future development and optimize the attractiveness of the area for future development.

In addition to the City and Arapahoe County, groups that will be involved in the planning process include Centennial Airport, special districts and property owners. In order to preserve as much of this area as possible for development under a working JPA, the County has placed about 783 acres under a temporary suspension of certain kinds of land use applications.

The temporary suspension was granted at Centennial’s request and affects those parcels that are not otherwise governed

by existing land use agreements. Land use applications suspended include:

- ◆ auto and motor vehicle sales, rental, storage and detailing
- ◆ gasoline stations and motor vehicle repair service operations
- ◆ convenience stores with or without gas stations
- ◆ car washes (automated or attended)
- ◆ trash or recycling centers or salvage yards
- ◆ outdoor storage of any kind
- ◆ self-storage facilities
- ◆ restaurants with drive-up facilities
- ◆ commercial uses with outdoor storage
- ◆ concrete or asphalt batch plants
- ◆ animal-related uses
- ◆ billboards
- ◆ all forms of sexually-oriented businesses.

“This joint planning agreement is an important step for Centennial’s future,” said City Manager John Pazour. “The Arapahoe County Commissioners clearly have stepped up to the plate on planning for the future.”

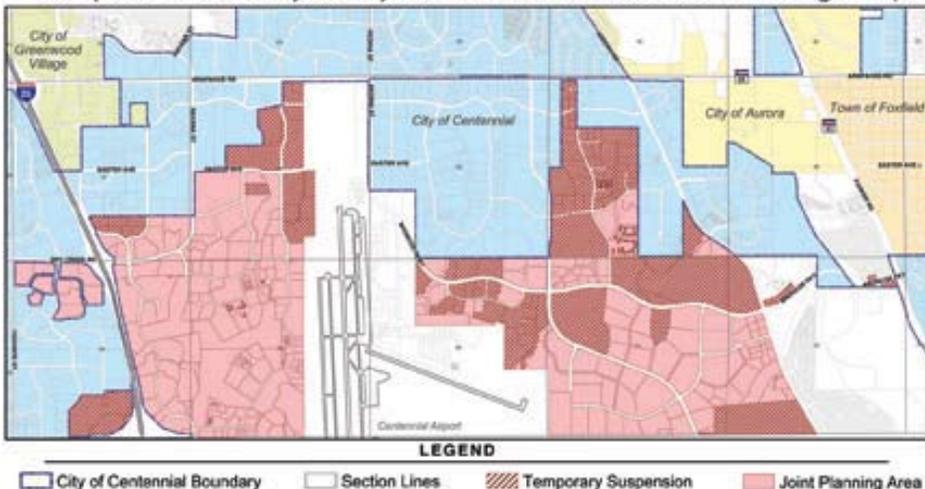
## Inspections promised within two-hour window

City building inspectors promise they’ll make their inspections within a two-hour window under a new policy established in July. This includes all building inspections—electrical, plumbing, mechanical, roofing, water heater installation, air conditioning, etc.

Homeowners or businesses needing an inspection should call the Centennial Building Department by 4:30 p.m. to set an inspection appointment for the following day. On the day of the inspection, call again to find out exactly what two-hour window to expect the inspector.

The Building Dept. is open from 7:30 a.m. to 4:30 p.m. weekdays. Call 303-754-3321 to schedule an inspection.

Arapahoe County / City of Centennial Joint Planning Map



# What's happening at Southglenn?

A large crowd of Centennial residents, current and past City Council members, representatives of the development community and nearby business owners were on hand June 15 to watch two large demolition claws take down part of the old Dillard's store. It was the beginning of demolition to make way for the new Streets at SouthGlenn. The demolition phase should take about 90 days.

The Streets at SouthGlenn will feature a gourmet grocery store, large book store, multi-screen movie theater, library, community room, bistros with outdoor seating, fast-casual restaurant favorites and unique women's and men's apparel boutiques. The opening is scheduled for the summer of 2008.

"This marks a new beginning for the City of Centennial," said Mayor Randy Pye. "The Streets at SouthGlenn will play an important part in the overall life and economy for not only Centennial but the south metro region."

The developer's plans call for nearly one million square feet of retail space and an estimated 125,000 square feet of office. Up to 350 residential units located on upper floors round out the plan.

"This is the greatest idea to come along for redevelopment of Southglenn," said Dorothy Mauro of the Southglenn Civic Association who attended the event. "Our neighbors are very positive about Alberta Development's new urbanism ideas for Southglenn."

The Streets at SouthGlenn will also be home to the Commons, a city-block-long park, which is planned to feature a grand fountain and fireplace, mature landscaping, lush gardens and a playground,



*Demolition of Southglenn Mall commenced June 15, making way for the new Streets at Southglenn.*

and it will be accented by an outdoor café. Dedicated pedestrian plazas and promenades featuring European fountains are also in the project plans.

"Our goal is to create an upscale community-based center that offers shoppers and residents a place to go for both daily needs and special occasions that will be enjoyed for generations," said Don Provost, principal of Alberta Development Partners.

Long-time retail anchors Foley's (soon to be Macy's) and Sears will remain open during the construction, and become part of the Streets at SouthGlenn.

## TABOR, cont.'d.

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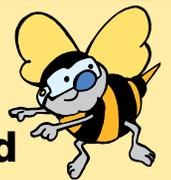
not de-Bruced in excess of the allowed growth. This amount is not large for 2005, only about \$100,000, or about \$1.00 per citizen. Future years will likely be higher, however, and could exceed \$1 million per year as a result of the County Open Space monies that will be allocated to the City.

Centennial has operated an efficient budget since its formation and has spent the lion's share of its annual budget on public safety and road repairs and maintenance. In line with this philosophy, the City has managed its operations with a much smaller staff than comparable cities and has contracted out most of its services to

keep the cost of city government as economical as possible. The loss of these revenues under the TABOR revenue restrictions will, however, reduce the City's ability to keep pace with the requirements in these key areas. It is for this reason that virtually all cities in the Denver area have "de-Bruced" their city revenues.

Because of the importance of this key issue for Centennial's future, the City will provide its citizens with in-depth information on this proposed ballot question over the next several weeks and will hold public meetings on August 15 and 16 to solicit citizen input on this critical funding measure.

## Champion speller recognized



Centennial teenager Kayla Hudson represented Colorado at the Scripps National Spelling Bee in Washington D.C. in early June after winning the Colorado competition, correctly spelling the word "refulgent" (to shine brightly).

The Centennial City Council presented Kayla with a proclamation honoring her as an "example of the power of positive thinking and true determination."

## Flooding, cont.'d.

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Sanitation District, and the Inverness Water and Sanitation District has intensively researched the extent of the stormwater runoff problems in Centennial and unincorporated Arapahoe County, the probable costs involved, and the most cost-effective solution.

The task force has produced a proposal to form a new independent authority to manage stormwater runoff and to manage the many remedial projects needed.

Current stormwater remediation needs are estimated at upwards of \$75 million. The task force found that creating an authority is a solution that other local governments have used successfully.

Remedial stormwater projects would be funded by fees paid by area property owners and developers. The revenues would be used for the construction of

new stormwater projects, maintenance of existing stormwater facilities, and compliance with mandatory federal stormwater runoff regulations.

More than 20 communities across Colorado charge stormwater fees for these purposes, including Aurora, Littleton and Denver.

Centennial City Council is scheduled to consider the stormwater authority agreement on August 14. Once established, the new authority would communicate with businesses, homeowner associations, churches and other stakeholders to explain the fees and services, answer questions and hear citizen comments.

A decision on the fee rate would likely be made in October. A website where citizens can obtain more information will be set up in the near future and publicized.

## Centennial mom proud of son's Silver Star



Centennial Deputy Court Clerk Donna Reilly recently added two special items to son Brad's trophy case: a Silver Star and a Purple Heart.

Tech. Sgt. Bradley T. Reilly, a combat controller in the U.S. Air Force Special

Forces, received the honors exactly one year after surviving a grueling firefight and saving the life of an Army Green Beret in Afghanistan. Reilly, assigned to the 23rd Special Tactics Squadron at Hurlburt Field, Florida, is also among Air Force Special Operations Command's airmen of the year and is in contention for the Air Force airmen of the year honor.

## Important Voter Information



Voters with absentee ballots for the 2006 general elections can drop them off at the Centennial City offices, 12503 East Euclid Drive, Suite 200.

Absentee ballots for the General Election can be dropped off October 9 through November 7.

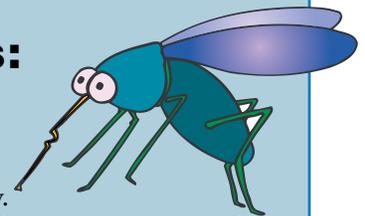
If you have any questions about voting, please call the Arapahoe County Clerk, 303-795-4511, or visit the County website at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us).

### IMPORTANT DATES FOR GENERAL ELECTION

Last day to register to vote in the General Election .. October 10  
 Last day to apply for an absentee ballot if mailed . . . . . October 31  
 Last day to apply for an absentee ballot if not mailed . . November 3  
 Early voting . . . . . October 23 through November 3  
 General Election Day . . . . . November 7

Polls and absentee ballot drop-off sites will be open from 7 a.m. to 7 p.m. on November 7.

## West Nile Virus: Stay vigilant!



Thus far in 2006, cases of West Nile Virus have been few.

There's plenty of summer weather to go, though, and August and September are the peak months for the mosquitoes that carry this disease. The key is still to reduce your contact with mosquitoes.

- Limit time spent outdoors at dawn and dusk.
- Wear lightweight, long-sleeved shirts and long pants while outdoors.
- Spray clothing with insect repellent containing DEET.
- Apply insect repellent to exposed skin with up to 35 percent DEET for adults and up to 30 percent DEET for children.
- Install or repair window and door screens to keep mosquitoes outdoors.

For info, go to [www.FightTheBiteColorado.com](http://www.FightTheBiteColorado.com). Information about West Nile Virus and Avian Influenza ("Bird Flu") are also on the State Department of Public Health Helpline at 1-877-462-2911 (toll free).



## City of Centennial information



### Building Permits & Inspections

303-754-3321  
Inspection Hotline: 303-708-1430

### Animal Control

720-874-6750

### Mosquito Control

720-874-6751

### Citizen Liaison

Gail Carissimi • 303-754-3323  
gcarissimi@centennialcolorado.com

### Code Enforcement

303-754-3400  
codematters@centennialcolorado.com

### Municipal Court

303-754-3380  
courtclerk@centennialcolorado.com

### Public Works

Maintenance Requests: 720-874-ROAD  
Main: 720-874-6500

### Zoning

Tareq Wafaie • 303-754-3371  
tareq\_wafaie@urscorp.com

### Contractor Licensing

Kevin Ritter • 303-754-3306  
kritter@centennialcolorado.com

### Purchasing

Jeff Martin • 303-754-3348  
jmartin@centennialcolorado.com

### Finance

303-754-3445

### Human Resources/Administration

Darla Sergeant • 303-754-3337  
dsergeant@centennialcolorado.com

### Land Use Department

Gina Eckendorf • 303-754-3304  
regina\_eckendorf@urscorp.com

### Media & Community Relations

Nancy Reubert • 303-754-3327  
nreubert@centennialcolorado.com

### City Manager's Office

303-754-3341

### Liquor Licensing

Marie White • 303-754-3324  
mwhite@centennialcolorado.com

## Your elected officials

### Randy Pye, Mayor

303-754-3350; rpye@centennialcolorado.com

### Vorry Moon, Council, Ward I

303-754-3354; vmoon@centennialcolorado.com

### Rick Dindinger, Council, Ward I

303-754-3352; rdindinger@centennialcolorado.com

### Bart Miller, Council, Ward II

303-754-3359; bmiller@centennialcolorado.com

### Sue Bosier, Council, Ward II

303-754-3404; sbosier@centennialcolorado.com

### Andrea Suhaka, Council, Ward III

303-770-0058; asuhaka@centennialcolorado.com

### Rebecca McClellan, Council, Ward III

303-754-3405; rmcclellan@centennialcolorado.com

### Todd Miller, Council, Ward IV

303-754-3361; tmiller@centennialcolorado.com

### Ron Weidmann, Council, Ward IV

303-754-3343; rweidmann@centennialcolorado.com

### Doug Milliken, Treasurer

303-680-7308; dmilliken@centennialcolorado.com

### Goldie Fishbein, City Clerk

303-754-3406; gfishbein@centennialcolorado.com

### City offices

12503 E. Euclid Dr., Suite 200  
Centennial, CO 80111  
Open: M-F 8 a.m. to 5 p.m. (*excluding holidays*)

### General city information

Phone: 303-734-4567  
Email: info@centennialcolorado.com  
www.centennialcolorado.com

### Sheriff's office

To report a crime: 303-795-4711  
Main: 720-874-3600

### Emergencies: 911

**Centennial Connection** is published by the City of Centennial. It is also available in PDF format on the City Web site, [www.centennialcolorado.com](http://www.centennialcolorado.com).

Comments and questions:  
Nancy Reubert, 303-754-3327

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# Vermilion Creek annexation

One of the few remaining original family farms in the metro area was annexed to the City of Centennial in May. The annexation included lands known as Vermilion Creek and Tagawa Rose Farms, along with the Braun well site owned by the Arapahoe County Water and Wastewater Authority.

These properties are located on East Broncos Parkway on the west side of South Parker Road.

The Vermilion Creek landowner, the Fetters family, plans a mixed-use development on the 220.6-acre property that will include single-family and multi-family residential development, neighborhood retail, office, and community-oriented commercial uses along with approximately 80 acres of open space. The Fetters land was homesteaded in 1864.

A town center of 18 acres is planned to have a balanced mix of activities in a smart-growth design for housing, shopping, working and recreating, all within walking distance. The “lifestyle” center in the northeast corner of the property will also have retail shops on about 17 acres.

The mix of housing will include condominiums, townhomes, row houses and single-family custom homes. The Fetters are also working with the Parker Fire Protection District to construct a new firehouse at the town center.



*Vermilion Creek annexation boundaries and conceptual development drawing.*

The family is committed to protecting more than 80 acres of wildlife habitat and natural environment along the Cherry Creek corridor.

Plans include construction of concrete and soft-surface trails connecting to other segments of the Cherry Creek Trail. A trail connection will also be constructed between the east and west sides of the property. Additional construction will protect water quality, control erosion and stabilize the banks of Cherry Creek.

Residential construction on the west side of Vermilion Creek could begin as soon as 2007.

## Tagawa now in Centennial

When the City of Centennial annexed the Vermilion Creek and Tagawa properties, it annexed a very well-known purveyor of plants and flowers: Tagawa Garden Center & Florist at 7711 South Parker Road.

The greenhouses built in the early 1960’s supplied the area with tomatoes, fresh-cut carnations and long-stem roses. The Tagawa family purchased the property in 1976. In the beginning, only a 5,000 square foot area was open to the public and four co-workers managed the business.

Today, the store has grown to more than 100,000 square feet with 40 year-round employees and 100 seasonal employees.

Tagawa provides the community with an extensive, year-round schedule of garden and environment-related causes, fun family events, musical entertainment, cultural and arts demonstrations, special tours and lectures for local schools.

The City of Centennial welcomes its newest business, Tagawa Garden Center and Florist: same location, same community, new city address.



Citizens are invited to drop by the City offices to chat with Mayor Randy Pye between 6 p.m. and 8 p.m. on the first Thursday and third Tuesday of each month. Refreshments are served. The City offices are located at 12503 East Euclid Drive, Suite 200. Currently scheduled: **September 7 and 19, October 5 and 17 and November 2.**

Residents are always welcome to phone Mayor Pye at his City voice mail box, 303-754-3350, and he will return the call.

## Planning and development director appointed



*Wayne Reed, Planning and Development Director*

For the first two months Wayne Reed was on the job, he set out to meet as many residents and business owners as he could.

As the City's first Director of Planning and Development, Wayne wanted to know what land use planning issues were on the horizon and how to expand and retain business opportunities within Centennial.

"I think it's very exciting to work for a city that was created by citizens who want to control their destiny," he said. "One of my tasks is to improve participation in discussions on growth and development and ways to improve neighborhoods."

Reed came to Centennial from the Town of Berthoud where he was planning director for four years. Prior to that, he was a senior planner for the City of Arvada.

"Wayne is just the right person for this key position," said City Manager John Pazour. "One of the most important things we do is to ensure a long range vision for Centennial through land use and development processes."

"Having someone of Wayne's caliber fills a void in the City organization and allows us to start working on turning some long-range plans into reality."

## Homeowner groups encouraged to sign up for notifications

Homeowner and neighborhood associations that want to be notified about nearby land development applications in Centennial should register with the Land Use Services Department. Has your homeowners' organization registered in the past? Make sure to update your contact information. Outdated contact information results in misdirected or undeliverable notifications.

Centennial requires developers to notify interested agencies and organizations. But neighborhood associations must register with the City to be considered interested parties. HOAs receiving development project notices have 30 days to offer comments and concerns. The City also strongly encourages developers to meet with affected homeowner groups.

Interested groups should send their contact information to: Gina Eckendorf, Land Use Services Department, City of Centennial, 12503 E. Euclid Dr., Ste. 200, Centennial, CO 80111; email: [regina\\_eckendorf@urscorp.com](mailto:regina_eckendorf@urscorp.com); phone: 303-754-3304.

The City also offers neighborhood associations an opportunity to place information about themselves on the City's website at [www.centennialcolorado.com/neighborhoods](http://www.centennialcolorado.com/neighborhoods).

## Discard your hazardous household waste safely

Centennial residents can dispose of household hazardous waste by calling Curbside, Inc. at 1-800-449-7587. Curbside will pick up the chemicals and dispose of or recycle them for a nominal co-pay of \$20.

Curbside can collect many types of household hazardous waste including used motor oil and oil filters, antifreeze, paint, household/auto batteries, pesticides, herbicides, solvents, acids, photo chemicals, and household chemicals.

After setting an appointment for pick up, Curbside Inc. will send you a hazardous waste kit with instructions and collection bag. On collection day, just place your labeled, filled bag in a safe location outside of your home for pick up. Don't have enough to fill a bag? Join in with a neighbor and share the cost!

### Ward Meetings

#### *Ward I*

Wednesday, September 13, 6:30 p.m. at Southglenn Library

#### *Ward II*

Thursday, August 24, 7 p.m. at Koelbel Library

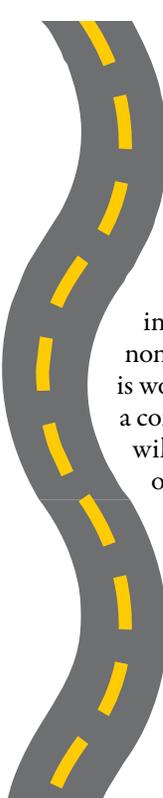


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## Neighborhood traffic calming procedures examined



Centennial is pursuing a comprehensive traffic management program for handling neighborhood traffic-related issues and requests. The traffic calming program will focus on reducing neighborhood cut-through traffic, reducing speeding within neighborhoods, and fostering pedestrian safety.

The City currently has an interim policy to help address neighborhood traffic problems. The interim policy is limited primarily to lower-cost, non-structural measures. A citizen advisory committee is working with the Public Works Department to create a comprehensive policy and procedures manual that will guide the installation of traffic mitigation devices on residential streets. Options under consideration include speed limit signage, traditional police enforcement, speed humps, raised pedestrian crossings, speed monitoring displays, medians and traffic circles.

### *What has happened so far?*

The City hired engineering consultant firm Fox Higgins Transportation Group in April to assist in developing a program unique for Centennial. Public

Works staff and the consultant then met with a key group of stakeholders including representatives from fire districts, Arapahoe County Sheriff, schools, and the Centennial Council of Neighborhoods to develop a draft “toolbox” of potential traffic mitigation measures for potential use on residential streets.

In addition, a citizen-member Traffic Advisory Committee has been working to define the goals and objectives of the project and to discuss key policy issues. Two open house public meetings were held in June to gather citizen input on potential measures, program policies, procedures, and general neighborhood traffic issues.

### *What is next?*

The consultant has prepared a draft Neighborhood Traffic Policy and Procedures Manual based upon discussions and feedback received thus far. City Council will review and comment on the manual later in August, with final presentation to City Council for adoption of the manual scheduled for September.

For more information, please visit the City Web site at [www.centennialcolorado.com/publicWorks/revise/trafficcalming\\_rev.asp](http://www.centennialcolorado.com/publicWorks/revise/trafficcalming_rev.asp) or contact Jon Williams, CIP Engineer, at 720-874-6500 or via email at [jwilliams@co.arapahoe.co.us](mailto:jwilliams@co.arapahoe.co.us).