

About Our City



2008 Centennial Elected Officials

Mayor Randy Pye (*Back row, center*)

Front Row, L to R: Keith Gardner (Council District 2), Rick Dindinger (Council District 1), Patrick Anderson (Council District 3), Todd Miller (Council District 4)

Back Row, L to R: City Treasurer Susan Bockenfeld, Ron Weidmann (Council District 4), Sue Bosier (Council District 2), Rebecca McClellan (Council District 3), Betty Ann Habig (Council District 1), City Clerk Linda Gawlik

History

Centennial was incorporated from portions of unincorporated Arapahoe County on February 7, 2001. The vote to incorporate was on September 12, 2000 and was approved by 77 percent of the voters. At the time, it was the largest incorporation in U.S. history.

Land Area

Centennial is a city of 28.24 square miles, or 18,074.84 acres. The City lies wholly within Arapahoe County.

Households

Centennial has almost 37,000 households and a median household income of \$96,342.

Education

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

Population

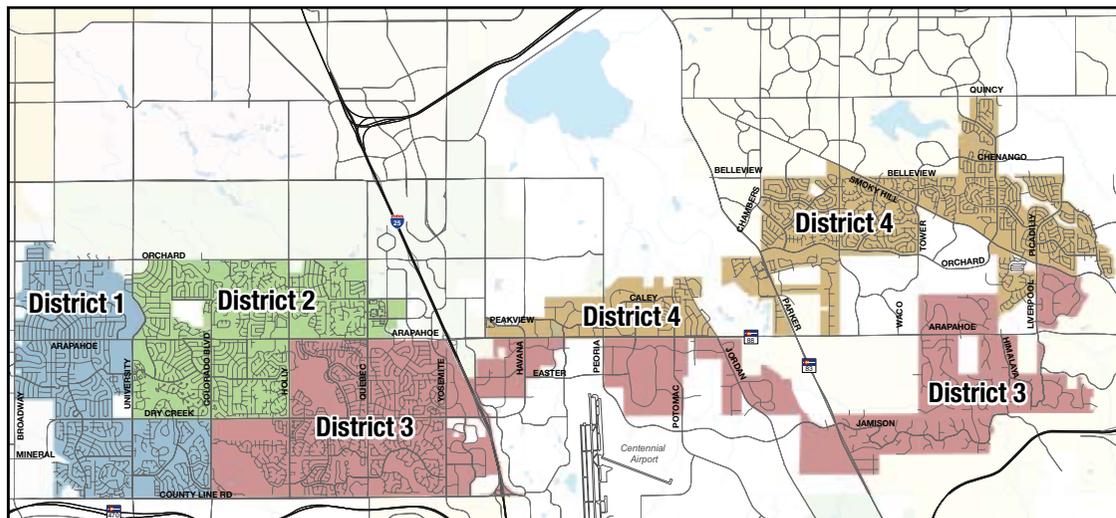
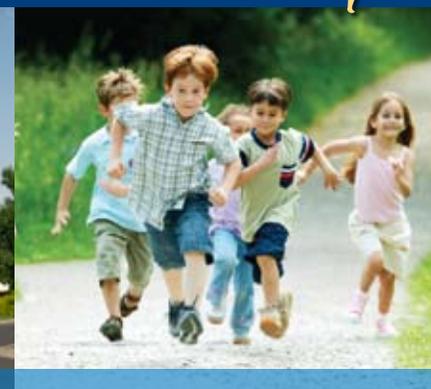
With approximately 103,000 residents, Centennial is the seventh largest city in the Denver Metro Area. The median age is 37.4 years.

City Officers

Jacque Wedding-Scott, City Manager
Robert Widner, City Attorney



Annual Report 2008



City of Centennial

City Offices
13133 East Arapahoe Road
Centennial, CO 80112
303-325-8000
www.centennialcolorado.com



City of Centennial

A Year of Accomplishment

I am pleased to present to you the 2008 Annual Report for the City of Centennial.

As I write this letter, I am in my final year as Mayor of Centennial. What began as the Arapahoe Citizens for Self-Determination in 1998 has become a true success story for citizens willing to chart their own future. My guiding principles have been to maintain low taxes, contract services where possible, and limit government intervention in our lives. In my tenure as Mayor I am pleased that we have lived up to that aspiration.

What we have accomplished this past year is reflected in this report and is clearly reason to celebrate. In 2008, we began to be guided by the principles and framework provided by you, our citizens, in our vision document "Our Voice. Our Vision. Centennial 2030".

The framework of that document was and will continue to be the focus of our goals and budget decisions in four broad areas that will maintain our quality of life, promote our economic health, ensure a cleaner environment, and provide the city services that will make our community sustainable in the next 20+ years.

In the **Quality of Life** section of the report, you will find Our Voice. Our Vision. Centennial 2030, Home Rule Charter, Parks and Open Space, Community Events and Youth Commission.

Economic Health highlights include New Companies and Developments, IKEA Centennial, Streets at SouthGlenn and Business Awards.

City Services includes Capital Improvements, Public Works, the 24-hour Call Center, Public Safety and the Arapahoe County Sheriff, Animal Services, and Financial Viability.

Topics in the **Environment** section include the Civic Center, Employee Green Team and Environmental Stewardship.

On the **Financials** pages, you'll find the City's revenues are stable and strong. Because of our strong General Fund balances and our low debt burden, we received high ratings from Standard & Poor's and Moody's Investment Services.

None of this would have been possible without strong leadership from the City Council. They provided the strategic direction for the City Manager who led a motivated team of staff and consultants that completed the many projects laid out by the Council. While I may have taken the lead on these accomplishments, they were all invaluable in their support for a shared vision for the City.

I hope you will find this Annual Report an exciting and valuable tool.

Sincerely,
Randy Pye, Mayor

Financials

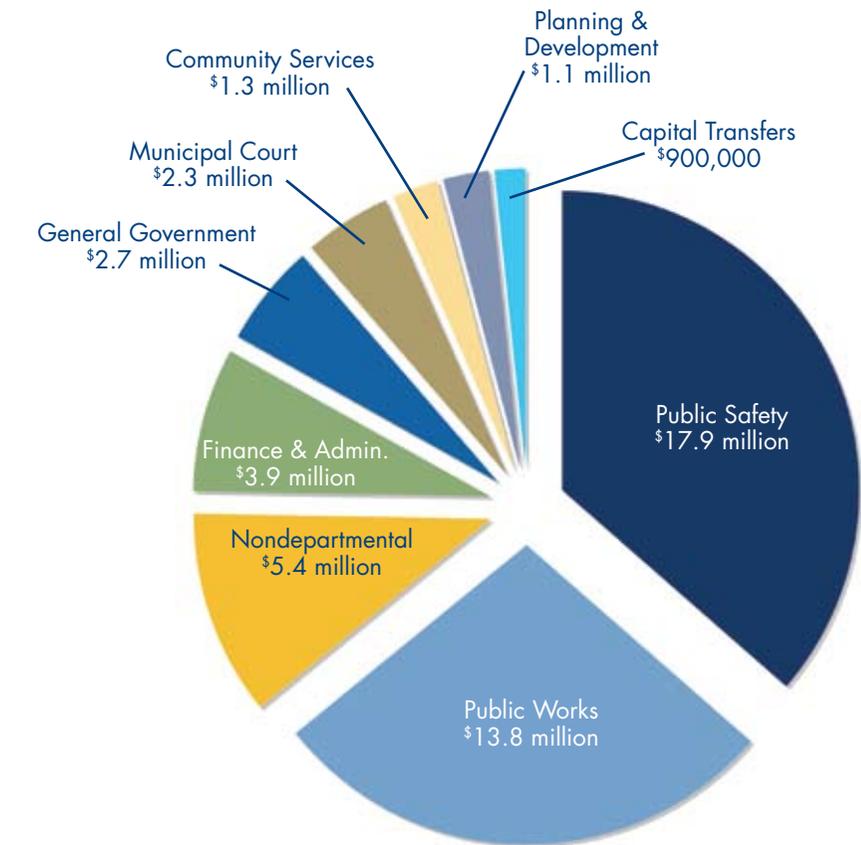
2008 General Fund Uses

(revised budget)

Total: \$49,288,276

Public Safety:	\$17.9 million	36.3%
Public Works:	\$13.8 million	28.0%
Nondepartmental:	\$5.4 million	11.0%
Finance & Administration:	\$3.9 million	7.8%
General Government:	\$2.7 million	5.5%
Municipal Court:	\$2.3 million	4.6%
Community Services:	\$1.3 million	2.7%
Planning & Development:	\$1.1 million	2.3%
Capital Transfers:	\$0.9 million	1.8%

Nondepartmental includes capital outlay for the acquisition of the City Civic Center and other miscellaneous costs. Administration includes Central Services, Human Resources, Risk Management, and Support Services. General Government includes Elected Officials, the City Attorney's Office, the City Clerk, the City Manager's Office, and Communications. Community Services includes Code and Zoning Enforcement along with Animal Control. Planning and Development includes a transfer from the General Fund to the Land Use Fund. Capital Transfers include all funds transferred for the City's Capital Improvement Program (CIP).



Financials

The City of Centennial operates on a budget that is smaller than many other cities of comparable size. Most City services are provided through contracts with private companies and public agencies.

Total sources of revenue for all funds in the 2008 revised budget add up to \$67,814,007 including use of reserves. The chart below shows the distribution of General Fund revenue sources for the City of Centennial. As the chart indicates, the City's General Fund is most reliant on sales taxes, property taxes, and use taxes for building materials and auto sales.

In addition to its General Fund revenue, the City receives \$3.4 million from sales and property taxes generated in designated redevelopment areas, \$2.4 million from various land use permits, and \$2.2 million from the Arapahoe County Open Space Tax. This money is deposited in other City funds to be used for dedicated purposes.

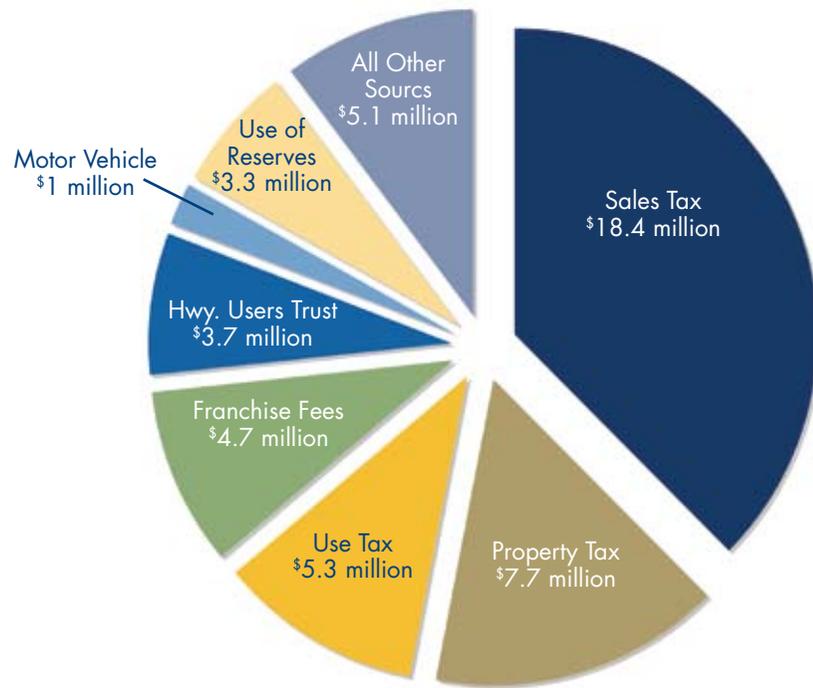
Centennial's total revised budget for 2008 was \$67,814,007. This amount represents an increase of approximately \$4.3 million above 2007 actual expenditures primarily due to the acquisition of land and facilities for a new Civic Center. The second chart below shows the distribution of the City's General Fund expenditures, which includes the majority of City Services, among them are Public Safety, Transportation, Municipal Court and Administration. The City's remaining expenditures, which total approximately \$18.5 million, are funded from special purpose funds, which primarily pay for capital improvements as well as planning and development activities.

2008 General Fund Sources

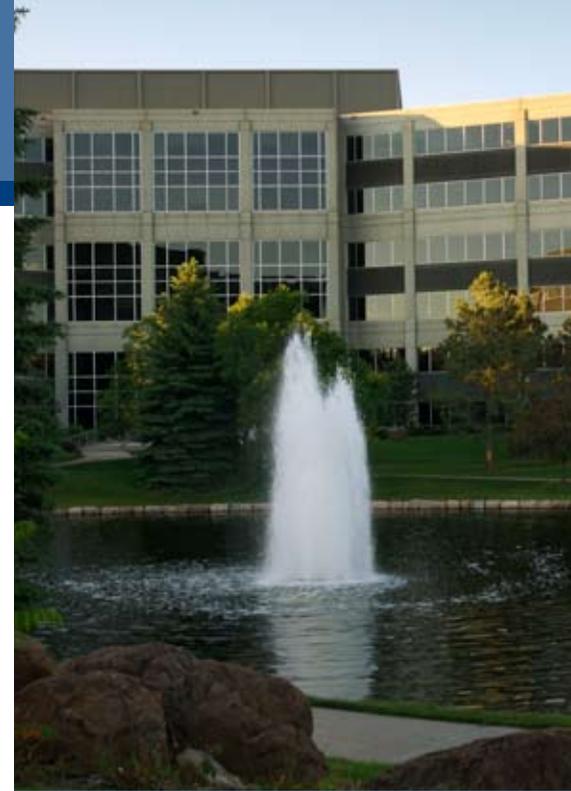
(revised budget)

Total: **\$49,288,276**

Sales Tax:	\$18.4 million	37.4%
Property Tax:	\$7.7 million	15.6%
Use Taxes:	\$5.3 million	10.9%
Franchise Fees:	\$4.7 million	9.5%
Highway Users Trust:	\$3.7 million	7.5%
Motor Vehicle:	\$1.0 million	2.1%
Use of Reserves:	\$3.3 million	6.7%
All Other Sources:	\$5.1 million	10.3%



Use taxes include taxes on building materials and automobiles delivered to persons who reside within Centennial. Franchise fees include fees for use of City-owned rights-of-way by gas, electric, and cable utilities. Motor vehicle includes vehicle registration fees and specific ownership taxes paid at the time of registration. Use of reserves includes funds set aside for specific projects as well as funds required to offset unexpected declines in annual revenue.



Quality of Life

Our Voice. Our Vision. Centennial 2030

More than 40 members of citizen committees presented the final report for the City visioning project "Our Voice. Our Vision. Centennial 2030" in early 2008. The City Council adopted the vision plan as a reference to Centennial's Comprehensive Plan to help guide decisions of future leaders.

The vision not only reflects the future direction of the City, but also represents the height of Centennial's dynamic growth and maturity since its inception. The 2030 vision affirms the citizens' wish to be self-directed, the desire for lean government, and citizens' pride in creating a new government that incorporates new ideas.

Home Rule Charter

One of the most important votes for the City's future was in June when Centennial citizens voted to establish a Home Rule Government based on a new Charter. Crafted by 21 elected Charter Commissioners, the new Charter emphasized transparency, efficiency, protection of citizens and lean government. The Charter passed with 68 percent of the vote.

Centennial, population 103,000, was incorporated in 2001 as a statutory city, governed by state laws. Home Rule makes it possible for local governments to have control over matters of local concern. Centennial now joins all other large Colorado cities with Home Rule Charters.

Parks and Open Space

In 2008, the Planning and Zoning Commission and City Council approved the Master Plan for Parks, Trails, Recreation and Open Space after many months of public input and guidance from a citizen committee. The plan initiated a process of setting project priorities and programming through the Capital Improvement Plan (CIP).

The City acquired its first major open space parcel with an 11-acre site adjacent to the new Civic Center, fulfilling one of the major goals of the Master Plan to provide "a park that is at the community's heart." Substantial progress was also made to complete a missing segment of the Piney Creek Trail, and the City, along with Parker Jordan Metro District and Arapahoe County, made contributions to fund a new trailhead for the Cherry Creek Valley Ecological Park.



Quality of Life

Community Events

For the first time, Centennial had a number of community events, sponsored by the City and various businesses and non-profit organizations. Two movie nights with entertainment were in the early summer, one at the Trails Recreation Center and one at deKoevand Park.

The City also partnered with the South Suburban Parks and Recreation District on a kids-oriented Spring Fling and with the American Cancer Society for Relay for Life. Celebrate Centennial Under the Stars was in August at the Centennial Medical Plaza where several thousand participants joined in the fun!

Youth Commission

Centennial's Youth Commission increased its membership by establishing a Mayor's Youth Corp to give more youth leaders opportunities for community service. The Youth Commission and Youth Corp held an annual holiday food drive for regional food banks.

Exhibiting its leadership capabilities, the Youth Commission assisted with the passage of Colorado House Bill 1157 that established a statewide youth council and attended the bill signing at the request of the sponsor and Governor Bill Ritter.



The Vision

"We have a long-term vision that is mindful of Centennial's impact on the global ecosystem and determined to advance programs that reduce our environmental footprint. Centennial is a City that establishes and continues to integrate environmentally sustainable policies into the fabric of our community and successfully balances the challenges of economic development and quality of life." – Our Voice. Our Vision. Centennial 2030.

Civic Center

The new 34,000 square-foot Civic Center was designed to be environmentally sound by the previous owners. It boasts a number of energy efficiencies with systems that shut off when not in use and a state-of-the-art Heating, Ventilating, Air-conditioning (HVAC) system. The City has an aggressive plan to continue to make changes that promote better energy use, including establishing a "carbon-footprint" that can help determine where to focus those future changes.

Employee Green Team

An ongoing committee of City staff representing all departments was established in 2008 to find ways to reuse and recycle materials, reduce utility consumption, and to reward best practices.

Environmental Stewardship

At the "Best of Centennial Awards" dinner, the Centennial Youth Commission gave an Award for Environmental Stewardship to Plastics Design and Manufacturing, a 32 year-old company headquartered in Centennial with the most advanced and efficient methods to process thermoplastic materials. This was the City's first Environmental Stewardship Award.





New Companies and Developments

Centennial is home to many of the region's most successful corporations. In 2008, by leveraging our quality of life and our business-friendly approach, Centennial brought a number of companies into the community including Labs, Inc. (100 jobs), Cochlear Americas (220 jobs), NetSuite (70 jobs), Altitude Sports and Entertainment (50 jobs) and Sierra Nevada Corporation (90 jobs at a minimum). In 2008, the Comcast Media Center also expanded.

In addition, several new developments were underway in 2008. Among them were Peakview Heights, Lifetime Fitness, the Gun Club at Centennial, and Shops at Fox Hill. Three federal government buildings were constructed: Drug Enforcement Administration (DEA), Customs and Immigration Service (CIS) and Immigration and Customs Enforcement (ICE).

IKEA Centennial Announcement Brings National and International Attention

In September, IKEA, the world's leading home furnishings retailer, announced plans to build a 400,000+ square-foot store in Centennial, increasing the Swedish retailer's presence in the western United States.

Located along I-25, the proposed IKEA Centennial will feature the unique architectural design for which IKEA stores are known worldwide. Employing 500 people during construction and 400 once the store opens, IKEA will bring significant annual sales and property tax revenues.

Streets at SouthGlenn

Four new retail stores opened at the Streets at SouthGlenn, joining longtime large retailers Macy's and Sears at Arapahoe Road and University Boulevard, the home of the former Southglenn Mall. These included Best Buy, Staples, Macy's Furniture Gallery and Dick's Sporting Goods. Streets at SouthGlenn expects to open summer 2009.

Business Awards

The City's first "Best of Centennial Awards" recognized United Launch Alliance, a joint venture of Lockheed Martin and Boeing, and one of the country's largest tissue banks AlloSource as Companies of the Year.

Other award winners were:

- Ethan Allen, Retail Project of the Year
- Alton Way Office Condos, Office Project of the Year
- Drop Shots Tennis, Entrepreneur of the Year
- Tony's Market, Flavor of the Year
- Plastics Design and Manufacturing, Award for Environmental Stewardship

Project Cure received the Mayor's Award of Excellence. Project C.U.R.E.'s focus is on building sustainable healthcare infrastructure in the form of desperately needed medical supplies and equipment. Last fiscal year, PROJECT C.U.R.E. delivered 83 cargo containers valued at more than \$26 million worth of medical relief to developing countries.

Centennial Civic Center

In 2008, the City found a new home. The City purchased a building on Arapahoe Road just east of its former leased office, along with 11 acres of land for parks and open space. The purchase fulfills the request of citizens to provide a central place where residents can come for community events – a "sense of place" for Centennial.

The new 34,000 square foot Civic Center was occupied in late November. The 11 acres adjacent to the building will be designed in 2009 and constructed in 2010 using some of the City's share of the Arapahoe County Open Space Tax.

Planning and Development

City Council brought the planning and development functions into the City government after seven years of using a private contractor, saving \$750,000 in 2008. The new in-house department accomplished a number of important projects in 2008: the Southglenn Sub-Area Plan; the Arapahoe Urban Corridor Plan; Parks, Open Space, Recreation and Trails projects; and the start of a two-year process to re-write the Land Development Code. Overall, more than one million square-foot of commercial and office development was approved for development by the City in 2008.

"After spending several years seeking the ideal location for an IKEA store in the Denver area that would attract – and be accessible to – customers from throughout Colorado, we found that site in Centennial. From the beginning, it was apparent City leadership and staff had a professional and service-oriented spirit as well as a clear vision that instantly made us feel welcomed as a part of the community." Doug Greenholz, U.S. real estate manager for IKEA



“We have an experienced, passionate, thoughtful team of people who are committed to and excited about delivering excellent service to Centennial citizens. It’s a privilege for all of us to partner with a progressive city like Centennial.” Don Howell, program director for CH2M HILL OMI.



City Services

“We are proud that Centennial has once again made the list as the safest city in Colorado. It is an impressive honor and one that would not be possible without the Arapahoe County Sheriff’s Office as our law enforcement agency. There is no better measure of the quality of life for our citizens than this.” - Mayor Randy Pye

Capital Improvements

Three federally-funded road projects got underway in 2008: reconstruction of Arapahoe Road from Colorado Boulevard to Holly Street; reconstruction of the intersection at Arapahoe Road and University Boulevard; and reconstruction of a portion of County Line Road, in partnership with Douglas County. The Capital Improvements Program (CIP) resurfaced 47 miles of city streets and began a major “preventative maintenance” program to extend the viability of many city streets. The 47 miles of resurfacing was twice the amount completed in 2007.

Public Works

On July 1, 2008, CH2M HILL OMI began work for Centennial as the new Public Works Department. It was the largest conversion from a public agency to private contractor in the country. The multi-year contract includes an increase in many services at a lower cost to the City. The new contract arrangement is designed to provide the basic public works services with a higher level of service and a higher degree of accountability. The new City-managed organization provides a complete range of services including traffic engineering and operations, permit processing, inspections, snow removal, street sweeping, administrative services, and street and roadside maintenance.

Call Center – 24 hours a day, 7 days a week, 365 days a year

The contract with CH2M HILL OMI also brought a new call center concept to answer telephone calls and concerns about services throughout the City. Staffed around the clock, a single telephone number provides access to all departments of City government – 303-325-8000.

Public Safety

For the fourth consecutive year, Centennial was named the “Safest City” in Colorado for cities over 75,000 in population. Centennial ranked 38th in the U.S. out of 397 cities. The report is issued by Congressional Quarterly’s CQ Press.

Arapahoe County Sheriff

In January of 2008, the City of Centennial signed an intergovernmental agreement with the Arapahoe County Sheriff’s Office to ensure that public safety services for the residents and businesses of Centennial will continue to be provided over the next ten years. This agreement is worth \$19.5 million annually.

The Sheriff’s Office continues to provide a full range of public safety services and programs that include patrol services, investigations, school resource officers, traffic enforcement, crime prevention, and emergency management.

When compared to 2007, Centennial’s 2008 crime rates were greatly reduced:

- Burglaries down 28 percent
- Auto theft down 47 percent
- All Part One Crimes (robbery, rape, murder, assault) down 12 percent

Animal Services

With the transition from Arapahoe County as the City’s public works and animal services provider, the Humane Society of the Pike’s Peak Region began providing the City’s animal services on July 1, 2008. The non-profit organization was founded in 1949.

The Centennial team of animal welfare officers rescues and cares for animals in distress, reunites lost pets with their owners, teaches people how to properly care for animals and enforces Centennial’s animal ordinances.

Financial Viability

In its first request for credit ratings the City of Centennial received high quality ratings from Standard & Poor’s and Moody’s Investors Service. Standard & Poor’s assigned a rating of AA+ and Moody’s rating was Aa2, among the highest in Colorado.

The rating agencies based the ratings on the City’s strong general fund balances, low debt burden, and an affluent residential population.

