



# Arapahoe County

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## Board Summary Report

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**File #:** 25-351

**Agenda Date:** 6/24/2025

**Agenda #:** 5.1.

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**To:** Board of County Commissioners

**Through:** Bryan Weimer, Director, Public Works and Development Department

**Prepared By:**

Ryan Seacrist, CIP Program Manager

**Subject:**

Replacement of the fence adjacent to Iliff Avenue (2229 S. Alton Way, Huntington Estates)

**Purpose and Request:**

The purpose of this action is to obtain signature from the Board of County Commissioners on the “Construction License and Ownership Agreement” with the property owner at 2229 S. Alton Way, Denver, CO 80231 for the County’s replacement of the existing wooden fence along Huntington Estate’s frontage with Iliff Avenue with a new concrete panel wall.

**Background and Discussion:** The existing wooden fence along the frontage of Huntington Estates on Iliff Avenue is in a state of disrepair and needs significant maintenance. As a result, the County has been approached by Huntington Estates Homeowners Association (HOA) to perform this work. The County’s initial response to the HOA was that this is the responsibility of the HOA. The County does not typically own and maintain fences within the County, but after further research PWD staff has found that the County could have some responsibility in this location. After consulting archived project files, the history of the wooden fence has become more clear. The existing wooden fence was built in the mid 80’s as part of a federally funded project to widen Iliff Avenue from Quebec Street to Parker Road from the original 2-lanes to the current 4-lane configuration. The existing wooden fence was built to address impacts from the Iliff Ave. project on Huntington Estates.

The documents show that the County then accepted the constructed wooden fence. The fence was constructed in County right-of-way along six residential properties directly abutting Iliff and on the private land of one residential property, the subject property, where Iliff and the High Line Canal intersect. The existing fence is double sided, wood, and is 8 feet tall.

The County has executed a right-of-way (ROW) license agreement with the Huntington Estates HOA for the construction of a replacement wall for the six properties where the wooden fence is located within ROW. The action for this request is for the one property where the existing wooden fence is located on private property. The action would allow the County to access the property and construct a new concrete panel wall and require the property owner to maintain and replace the concrete wall in perpetuity. This would complete the replacement of the entire length of wooden fence that the County previously installed with a concrete wall. This wall would be for the entire frontage of Huntington Estates west of Dayton Street and match the concrete panel wall across Iliff Avenue at Windstream Condominiums.

This agreement is similar in nature to the previous agreement with the HOA. It requires the property owner to allow the County access to construct and the property owner to own, maintain, repair, and replace after the County constructs the new concrete panel wall.

PWD staff has performed an estimate for the replacement of the wooden fence with a concrete panel wall to be approximately \$270,000 for all seven properties. The estimate includes items necessary of the construction of the wall including traffic control, material, labor, and contingencies. Staff previously received a "Waiver per Purchasing Policies" for contracting with Custom Fence & Supply, Inc. for this work on June 27, 2024.

**Alternatives:** There is one option that the BOCC could pursue in this situation. This option would be for the County to inform the property owner that the existing wooden fence that is located on private property is the responsibility of the property owner. This option will leave the existing wooden fence in-place adjacent to the new concrete panel wall.

The removal of the fence would put the burden of the fence construction on the private resident and would require the County to obtain access to perform this work. The final option would be to do nothing with the fence and leave it up to the property owner to remove, repair or replace.

**Fiscal Impact:** There is no funding required for this action (Signature on Construction License and Ownership Agreement). Funding for the actual construction of the concrete panel wall will be through savings on the Iliff Project (C15-02) and will be encumbered through separate action.

**Alignment with Strategic Plan:**

- ☐ Be fiscally sustainable
- ☐ Provide essential and mandated service
- ☒ Be community focused

**Concurrence:** N/A

**Resolution:** Attach a copy of the draft resolution.