

South Metro Fire Rescue Fire Protection District  
Regular Board of Directors' Meeting Minutes  
July 1, 2024

Present:	Jim Albee, Chair	Bob Baker, Fire Chief
	Renee Anderson, Vice Chair	Mike Dell'Orfano, Chief Govt. Affairs Officer
	Rich Sokol, Treasurer	John Curtis, Deputy Chief– Emergency Services
	Sue Roche, Secretary (absent)	Kristin Eckmann, Deputy Chief – Community Services
	Kevin Leung	Matt Weller, Deputy Chief – Employee Services (absent)
	William Shriver	Camie Chapman, CHRO Employee Services
	Bruce Stahlman	Allison Ulmer, Legal Counsel

Others Present: SMFR Staff Members and Citizens

**MEETING CALL TO ORDER**

Chair Albee called the Regular Meeting of the South Metro Fire Rescue Fire Protection District to order at 6:04 p.m. and welcomed everyone to the meeting.

**PLEDGE OF ALLEGIANCE**

Chair Albee led the Pledge of Allegiance to the United States of America.

**ROLL CALL**

Director Roche's absence was excused. All of the other Board members were present in person.

**APPROVAL OF THE AGENDA**

Director Anderson motioned to approve the agenda as presented. Director Shriver seconded the motion. All were in favor and the motion carried.

**CONFLICT OF INTEREST DISCLOSURE**

Chair Albee asked if there were any changes to conflict of interest affirmation:

- Director Stahlman – no changes
- Director Roche –absent
- Director Anderson – no changes
- Chair Albee- no changes
- Director Shriver – no changes
- Director Sokol – no changes
- Director Leung – no changes

**PUBLIC COMMENT**

N/A

**PARTNER UPDATE**

1. **Arapahoe County** – Chief Dell'Orfano introduced Arapahoe County Commissioner Carrie Warren-Gully and Director of the Commissioners' Office Michelle Halstead, who provided information on their role with the County and presented the County's backlog of capital projects and immediate budget shortfall that will impact essential services, highlighting:
  - The Bottom Line
    - 2025 Budget Shortfall
    - Providing Essential Services

- How Do We Deliver Essential Services?
- Our Budget Options
  - Three Budget Options Under Consideration
  - 2025 Budget Projections Pose Challenges
- Public Outreach + Input
  - February 2024 Community Survey
  - What This Means for the County
  - Community Engagement Summary
  - Share Resources and the Website
  - Encourage Participation

At Director Sokol’s request, Commissioner Warren-Gully stated that the AC Detention Center was to do work in the medical and laundry prep for the facility, \$30M in Federal Funds and \$10M in County funds. The project is still definitely out there, but not sure when.

At Director Leung’s request, Commissioner Warren-Gully agreed that this is an appropriate time for conversation regarding the uncertainty in legislation as any one of them are going to have an impact.

At Director Anderson’s request, Commissioner Warren-Gully informed that the Commissioners have been trying to have a conversation with the legislators that represent AC, particularly regarding the unfunded mandates that come their way. Everyone is reaching out individually so that all representatives are touched by one of the commissioner members.

At Director Sokol’s request, Commissioner Warren -Gully replied there are some other sources of revenue, such as specific car registration fees and building permit fees but not significant.

At Chair Albee’s request, Director Halstead stated that there is a population of 100,000 in unincorporated AC. Commissioner Warren-Gully added that the County does provide Aurora with supplemental policing as well as other services, such as SWAT, bomb squad, canine officers because the smaller departments are unable to maintain those types of operations. Roads and snow removal are the biggest projects in the unincorporated areas. At Director Anderson’s request, Commissioner Warren-Gully added that they also use the County’s jail, court and public health facilities.

At Director Stahlman’s request, Commissioner Warren-Gully informed that the County does not really have a water procurement program, but builders are required to have the water to be approved for the construction of their projects. The County tries as much as possible to conserve water in the open spaces, parks, etc. by reducing turf levels and upgraded sprinkler systems, as well as developer partner requirements. In addition, the County is partnering with SMFR’s teams to navigate emergency services.

Commissioner Warren-Gully thanked the Board for their time and the opportunity to provide this information.

**CONSENT AGENDA**

- June 3, 2024 South Metro Fire Rescue Fire Protection District Regular Board Meeting Minutes
- June 17, 2024 South Metro Fire Rescue Fire Protection District Special Board Meeting Minutes

Director Shriver suggested changing Parker Days timeframe to Friday, June 14<sup>th</sup> through Sunday, June 16<sup>th</sup>.

Director Leung motioned to approve the consent agenda as amended. Director Shriver seconded the motion. All were in favor and the motion carried.

**ACTION ITEMS**

1. Agreement Regarding Lone Tree Urban Renewal Tax Increment Financing –

Legal Counsel Ulmer discussed with Chair Albee about Director Shriver recusing himself from the discussion since he sits on the Lone Tree URA Board. Director Shriver recused himself but expressed his preference to stay and listen to the discussion.

Chief Dell'Orfano reminded that the City of Lone Tree has created an Urban Renewal Authority (URA). Part of the implementation requires the URA and each taxing entity to enter into an agreement governing the sharing of incremental property tax revenues. Lone Tree and SMFR representatives prepared the agreement and the information included in the Board packet, including background, financial impact and strategic initiative.

Chief Dell'Orfano provided an overview of the agreement, highlighting:

- Lone Tree Entertainment District
- Current Focus
- Financial Impact – TIF
- TIF Agreement

The proposed agreement allows the URA to retain future increases in tax revenue resulting from redevelopment in the Entertainment District, but retains the ability to renegotiate depending on future impacts on services.

At Director Leung's request, Chief Dell'Orfano stated that there are some differences between the Castle Pines and Lone Tree URA, but the end goal is the same. He does not believe there is any obligation that every URA agreement be treated exactly the same. Anything the Castle Pines URA will do may have a different scope and size compared to the Lone Tree URA. In essence, no issues with two different agreements in two areas.

Director Stahlman stated that Table 17 on page 16 reflects total taxes and then a base and the difference is the tax increment component; however, some of the sales taxes don't have a base. He recalls the discussion was that they didn't have data, but these parcels would have existing property taxes and since the amount that the city is keeping is the increment, which on those is zero until one of these modifications occur, asked why is our base identified as zero on a property tax increment calculation? Chair Albee stated that it was in the description from the consultant on page 10 explaining that the property tax base of zero does not affect the increment and makes it easy to calculate.

Chair Albee opened a conversation about the difference between the Castle Pines and Lone Tree agreements regarding the 5-year periodic check in, which was intentional in the Castle Pines URA. Chief Dell'Orfano explained the process began with the 5-year check in and Lone Tree thought that was impractical and worked their way up to the triggers outlined in the agreement. They are willing to come and talk about any of the triggers and renegotiate, if that is the Board's desire, but he believes they did a good job of capturing our intent. Chair Albee, Directors Anderson and Stahlman agreed that a reasonable proxy would accomplish the same thing. Director Sokol stated that in a perfect world, he would like to the 5-year periodic check-in but there are enough checks and balances in the agreement as presented. Chief Dell'Orfano reminded that special districts have a seat on the commission so that is another method to be informed of significant developments on the horizon.

Director Sokol suggested the Board keep it in the back of their mind that they are assuming \$400/square foot, and our last station built was \$1,000/square foot.

Director Stahlman motioned to approve the Agreement Regarding Lone Tree Urban Renewal Tax Increment Financing as presented. Director Anderson seconded the motion. Director Shriver recused himself. Directors Albee, Anderson, Stahlman, and Sokol were in favor. Director Leung was opposed. The motion carried.

## **DISCUSSION/POTENTIAL ACTION ITEMS**

1. **Fire Chief Selection Process** – Chair Albee stated that Staff is still working on the job posting materials. Should have an approved plan by the next meeting. At Director Sokol's request, CHRO Chapman stated that should have everything ready for posting by the end of the month.

## **INFORMATION ITEMS**

1. **IGA Update** – Update on the following IGA changes:
  1. There were no new IGA updates.

Correspondence items in the Board's packet are summarized below as well as other information items that were communicated:

- **Chief Baker:**
  - Celebrated the 75<sup>th</sup> Anniversary Celebration Banquet of Yick Keong Benevolent Association, Hop Sing Long Denver Chapter with Director Leung and his wife. He brought his son and grandson to the event and were treated exceptionally well.
- **Chief Curtis:**
  - Upstaffing in preparation for the 4<sup>th</sup> of July events for the days of the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>.
  - The USAR Task Force 1 members returned from deployment over the weekend.
- **Jens:**
  - The Zoll monitors have completely transitioned. Fleet was amazing getting them mounted. It was a phenomenal roll out.
  - 2 PM's graduating from Arapahoe Community College and more attending the next session.
- **Chief Mullane:**
  - Graduated 19 in the Recruit Academy last week. They take their vacation up front so most will be starting the week of July 21<sup>st</sup>, which will be a nice boost to staffing. Chair Albee congratulated Chief Mullane on his daughter's graduation from the Academy.
  - Had a significant dive call at Chatfield Reservoir involving four civilians and two dogs. All were rescued & noted that none of them had live vests on. Chief Richardson added there were two of these type of rescue calls today at Aurora Reservoir. Kids on paddle board and several other paddle boarders that were thrown off the boards due to the windy conditions.
- **Chief Richardson:**
  - Brand new Tiller has arrived and headed to Fleet with a 60-day window to go into service. The Board may be able to get a chance to check it out at a future meeting.
  - Two new AV Medic units arriving this week, the rest are going to ship sometime this week.
- **Director Anderson:**
  - Really enjoyed the memorial service last week. It was an excellent service and went well. There were a handful of elected officials present who would like a tour of HQ so she is working with Chief Dell'Orfano to get some dates scheduled.
- **Director Leung:**
  - He thanked everyone for participating in the recent Board/ETeam Retreat. It gave him a much better perspective on the Chief and Deputy Chiefs by getting to know the senior personnel better outside of Board meetings.
  - Last year he received a list of events in his district that SMFR participated in over the 4<sup>th</sup> of July. He requested that list again, so he knows when and where to show up. Chief Dell'Orfano stated he will work with Staff to get the list together for all of the Board members & suggested they just let him know if there is a certain parade in which they want to participate, and we can work with the coordinator and the crew.
- **Director Sokol:**
  - He stopped by a couple of stations this week and spent a long time talking to a PM Chief who, after a lot of coaxing, suggested some additional options for EMS call responses & he wanted to pass along the information.
- **Chair Albee:**
  - Thanked Staff for setting up the Board/ETeam Retreat. Four additional dates were set aside, and he will be working with Chief Dell'Orfano to find out when and where will work for Budget Workshops. Please

cancel July 3<sup>rd</sup>, but keep July 17<sup>th</sup>, 19<sup>th</sup> and 25<sup>th</sup> blocked out. They may also take advantage of a bit of a lull in agenda items to take the opportunity to tack some of the discussions onto a board meeting.

- Appreciated the update from Arapahoe County and wanted to circle back to discuss the reality that they are our partners and most of the property that we service is in their county so some of their issues become ours and if they have disruptions in how they serve the community it could affect us. We should continue to see how they do in terms of messaging the need for additional revenues and any related ballot measures, especially if we need similar support in the future. Director Anderson agreed and added they point out what they had to defer but we will still need to keep up with our commitments and rationale why we did it.
- Thank you notes:
  - A thank you note was received for Station 20 B Shift thanking them for providing an amazing impromptu station tour for a 2-year-old and his family.
  - A thank you note was received for Station 36 B Shift for their gentleness, humor, thoughtfulness, and humanity provided to a patient after an accident at Chase and Lagae Road.

#### **EXECUTIVE SESSION (UPON MOTION)**

N/A

#### **NEXT MEETING**

Special Board of Directors' Meeting to be held on July 15, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

Regular Board of Directors' Meeting to be held on August 5, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

#### **ADJOURNMENT**

Chair Albee adjourned the meeting at 7:58 p.m.

Attested by: James E Albee

Date: Aug 5, 2024