



SOUTH METRO FIRE RESCUE
Regular Board of Directors' Meeting
October 7, 2024
9195 East Mineral Avenue, Centennial, CO

I. REGULAR BOARD MEETING – 6:00 P.M. – Board Room

A. MEETING CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE AGENDA

E. CONFLICT OF INTEREST DISCLOSURE

F. PUBLIC COMMENT

Public Conduct at Meetings. Comments by members of the public shall be made only during the “Public Comment” portion of the meeting or a specified “Public Hearing,” and shall be limited to three minutes per individual and five minutes per group spokesperson unless additional opportunity is given at the Board’s discretion. Each member of the public wishing to speak shall identify themselves by name, address, and agenda item, if any, to be addressed. Disorderly conduct, harassment, or obstruction of or interference with meetings by physical action, verbal utterance, nuisance or any other means are prohibited. Such conduct may result in removal of person(s) responsible for such behavior from the meeting, a request for assistance from law enforcement, and criminal charges filed against such person(s).

G. PROCLAMATION

1. Fire Prevention Week Proclamation

H. CONSENT AGENDA

Consent Agenda items are provided for study in the Board packets and introduced in the General Session for the Board’s review. They can be adopted by a single motion. All resolutions and proposed actions must be read by title prior to a vote on the motion. Any Consent Agenda items may be removed at the request of a Director and heard separately or tabled.

1. September 9, 2024 South Metro Fire Rescue Fire Protection District Regular Board Meeting Minutes
2. September 16, 2024 South Metro Fire Rescue Fire Protection District Special Board Meeting Minutes

I. DISCUSSION/POTENTIAL ACTION ITEMS

With a two-thirds (2/3) vote of the board members in attendance, the board has the discretion to amend the Agenda to move any Discussion/Potential Action Item to an Action Item.

1. 2024 Budget Supplemental Appropriation: Fire Chief Selection Process – Corbo, Chapman
2. Future Revenue Initiative – Dell’Orfano, Corbo
 - a. RFP – Consultant for Potential Solutions to Funding Challenges

3. 2025 Draft Budget Presentation – Corbo
4. Fire Chief Selection Process – Albee

J. ACTION ITEMS

1. SMFR Resolution No. 2024-07 – Resolution and Order of Exclusion (Castle Cliff Estates) – Initial Adoption – Dell’Orfano

K. INFORMATION ITEMS

1. IGA Update – Dell’Orfano
 - a. n/a

L. EXECUTIVE SESSION (upon motion)

N/A

M. NEXT MEETING(S)

Special Board of Directors’ Meeting to be held on October 21, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO

Regular Board of Directors’ Meeting to be held on November 4, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

Regular Volunteer Firefighter Pension Board of Trustees’ Meeting to be held on November 4, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

N. ADJOURNMENT



A Proclamation by South Metro Fire Rescue Board of Directors in Recognition of Fire Prevention Week – October 6 – 12, 2024

Proclamation No. 2024-03

WHEREAS, South Metro Fire Rescue is committed to ensuring the safety and security of all those who live, work, visit, and play in our District; and

WHEREAS, the members of South Metro Fire Rescue's Community Risk Reduction, Fire Marshal, Communications, Fire Suppression, and Emergency Medical Services are dedicated to reducing the occurrence of death, injuries, and property damage through the identification of risks, education of citizens, enforcement of codes and standards, investigation of fires and explosions, and response to emergency incidents; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed over 1,455 people in the United States between January 1 and September 24, 2024, according to the U.S. Fire Administration, and fire departments in the United States respond to around 358,500 home fires annually; and

WHEREAS, South Metro Fire Rescue responded to 1,273 home structure fires since 2019; and

WHEREAS, District residents who are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, District residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a home fire; and

WHEREAS, smoke alarms sense smoke well before you can, alert you to danger, and cut the risk of dying in half in the event of a home fire; and

WHEREAS, District residents should make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, the 2024 Fire Prevention Week™ theme, “Smoke alarms: Make them work for you!”, working to educate everyone about the importance of having working smoke alarms in the home.

NOW THEREFORE, BE IT PROCLAIMED that the South Metro Fire Rescue Board of Directors recognizes October 6-12, 2024 as Fire Prevention Week and urges all citizens of the District that “Smoke alarms: Make them work for you!”.

ADOPTED this 7th day of October, 2024.

By: _____
SMFR Board Chair

South Metro Fire Rescue Fire Protection District
Regular Board of Directors' Meeting Minutes
September 9, 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	Kristin Eckmann, Deputy Chief – Community Services
Kevin Leung (via Teams)	Matt Weller, Deputy Chief – Employee Services
William Shriver	Stephanie Corbo, Chief Financial Officer
Bruce Stahlman	Camie Chapman, CHRO Employee Services
	Allison Ulmer, Legal Counsel (absent)

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 6:01 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 Leung attended via Teams. All of the other Board members were present in person.

APPROVAL OF THE AGENDA

Director Anderson motioned to approve the agenda as presented. Director Roche 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 – no changes
- Director Anderson – no changes
- Chair Albee- no changes
- Director Shriver – no changes
- Director Sokol – no changes
- Director Leung – no changes

PUBLIC COMMENT

N/A

CONSENT AGENDA

August 5, 2024 South Metro Fire Rescue Fire Protection District Regular Board Meeting Minutes
August 19, 2024 South Metro Fire Rescue Fire Protection District Special Board Meeting Minutes

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

ACTION ITEMS

1. **Patriot Day Proclamation** – Director Anderson read SMFR Proclamation No. 2024-02, an observation as a day to honor all Americans who preserve liberty and security for their fellow citizens, lest we never forget those who made the ultimate sacrifices on September 11, 2001.

DISCUSSION/POTENTIAL ACTION ITEMS

1. **Special Session & Related Legislation** – Chief Dell’Orfano reminded that a couple of weeks ago a special session was conducted to allow lawmakers to advance a deal under which the supporters of Initiatives 50 and 108 will pull their measures from the ballot. HB 24B-1001 was passed and both Initiatives 50 and 108 were removed from the ballot. Tonight’s scope is to provide more background as to what happened, what was our participation and strategy. From a budgetary impact perspective, the hope is those discussions will begin next week to understand the details of the legislation. A big thank you to Chiefs Eckman and Curtis for being at the capital, particularly on the first day, and Lobbyist Driver for her work to represent SMFR and Fire districts funding. Hopefully, the commitment from the Governor to partner with the fire service to look at revenue diversification stays strong, which we will watch closely, and we can look to see what participation we can have in the process.

Lobbyist Camille Driver provided the four main parts of the bill:

- Cap on Property Taxes
- Statewide 5% Growth Determined by the State Board of Equalization (SBE)
- Rate Adjustments for Residential and Non-Residential Properties
- Public Voting Opportunities

At Chair Albee & Director Sokol’s request, CFO Corbo & Lobbyist Driver agreed that there are some variables that need clarification as to how it will affect SMFR.

Director Anderson commented that the voters have already voted to remove TABOR, they voted to remove Gallager and now they have to vote to undo HB24B-1001.

Chair Albee confirmed if the Board members are clear about how the assessments will be determined and how the backfill that SMFR collected affects the 2023 and 2024 assessments, the hope is that during next week’s meeting the Board can focus on the impact of the bill and not debate what the bill meant. CFO Corbo added that she has the carryover built into the budget & we do not qualify for backfill (\$11.5M) for 2025 but has included the difference in assessment rate (\$9M) for 2026. Growth will likely be about 3% for 2025. Director Sokol reminded that former CFO Miskimins always had a 3% cushion, so SMFR should not be affected.

Director Leung noted that if the Board had chosen to reduce the mill levy because we were flush, that would have had a derivative effect year after year.

Director Sokol informed that he is on the State Board of Equalization. Lobbyist Driver congratulated him and noted that he as a member of the Board he will receive the numbers in December.

At Director Leung’s request, more information about Initiative 157 and Amendment G will be provided at next week’s budget workshop.

2. **Fire Chief Selection Process** – Chair Albee stated the process is still underway and timeline seems achievable so no other update.

Director Anderson stated that the questions have not been drafted or finalized yet, so if you have something that you would like asked of a candidate, please send it to CHRO Chapman.

CHRO Chapman stated applications are steadily coming, with over 30 received to date & informed that they are still developing the process and should have more information in their next update.

INFORMATION ITEMS

1. **ERP UPDATE** – CFO Corbo informed that Microsoft 365 goes live next week. The test environment has been taken down so they are now building each of the components that will include detailed user guides. About 300 invoices have come in since Coupa was taken down, so her Team is going to start transacting them once the system goes live. The project is on budget, even though it has been a learning process and a little delayed, it is on track to go live next week. More efficiency and real time data should be available in the new system. Once the system is live and all employees are trained, Staff will bring back an update to the Board.
2. **IGA Update** – Update on the following IGA changes:
 1. There are no new IGAs this past month.

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

- Chief Baker:
 - May be seeing some potential Fire Chief candidates at budget and board meetings as well as other site visits. He has spoken with about 12 potential candidates over the last couple of weeks. Local President Dzengelewski stated he has also had several IAFF members reach out asking questions about the Fire Chief hiring process.
- Chief Dell'Orfano:
 - The City of Lone Tree's URA commission approved the IGA with SMFR for TIF sharing. Director Shriver added that the URA Board approved 7 of the 10 URA proposals for Special Districts so far & there are several new members on the Board.
- Chief Curtis:
 - Also wanted to thank Chief Dell'Orfano for his help with the Special Session testimony.
- Chief Eckmann:
 - Reminded that the annual 9/11 ceremony will take place on Wednesday starting at 9:00 a.m. at the Memorial outside the Mineral HQ and will last about 45 minutes to an hour. Thanked Chief Dell'Orfano and Lobbyist Driver for their help get some state representatives to speak at the ceremony as well as a retired FDNY Fire Chief who was at ground zero. The event will be recorded for anyone who is unable to attend.
- Chief Pietrzyk:
 - Paramedic testing took place last Friday through Sunday and ended up with 16 qualified candidates for the Spring 2025 academy.
 - Dr. Apfelbaum received the Humanitarian Award from AdventHealth for his work to support the delivery of medical supplies to Ukraine and South America.
- Local 2086 President Dzengelewski:
 - SMFR participated in the MDA Fill the Boot Campaign last weekend and collected \$70,746 which does not include the funds that will be raised at the Chili Cookoff downtown at McGregor Square on October 4th. Chair Albee stated it is a lot of fun and he plans to be there.
 - The Local 2086 Event Calendar was distributed so everyone can see what is upcoming.
 - The Annual IAFF Memorial in Colorado Springs takes place on September 21st. It is a very meaningful event that, if you have never gone, is an experience you won't forget. Chair Albee stated he attended last year and concurred that everyone who has the opportunity should go at least once, it's well worth it.
 - The Bi-Annual IAFF Convention which was held in Boston was very successful. The Local's VP Pete Scully deserves recognition for his work done toward a specific resolution that was passed called the Fidelity Fund, which helps to cover legal fees for criminal activities, a significant improvement from the situation faced by Aurora's paramedics. Other significant resolutions were also passed.
- Fleet Services Director Frank:

- The new Tiller update is complete. Pierce as completed the train the trainers with the Fleet technicians & Line members. Next is Emergency Services having everything ready for it to go into service on September 24th.
- Two new Type 6 Engines are in the state & once detailed, will go into service shortly thereafter.
- The Dive Boat has arrived at Great Lakes Marine and hope to have it here in early 2025.
- Chief Mullane:
 - Topping Off Ceremony will take place at Station 15, following the 9/11 ceremony. The Topping Off Ceremony is a tradition that takes place when the highest piece of steel is put in place at the station.
 - The FedEx BMW Golf Championship at Castle Pines in August was more than a year's worth of coordinated planning with DCSO. Feedback has been very positive & stated they could not have been more pleased with the support received from both organizations. Director Anderson stated that she spoke with a DCSO Deputy who worked traffic management at a very busy intersection, and she noted that it was very hot and their feet were killing them. She asked if there is anything in the AAR that could be done better and, although she said no and that SMFR did a great job, maybe SMFR could find a way to be more supportive of individuals doing the footwork. Chief Mullane informed that DCSO approaches the staffing different than SMFR in that they are required to work all four days.
- Director Leung:
 - Emailed a summary of the URA meetings to the Board.
 - Photos of him participating in the MDA collection with Stations 17, 36 and 39 were included in the Board packet. He really enjoyed the experience.
- Director Anderson:
 - Loved the BMW Golf Championship wrap up video. It was very impactful. She got permission and forwarded it to some Douglas County community leaders and friends and family. Not sure how much work it entails but it was well done and makes a big difference.
- Director Shriver:
 - The Lone Tree URA Board was very open to the ability for renegotiation, especially if it affects call volume, which was good news.
- Thank you notes:
 - A thank you note from LODD John Elling's widow, Kerry, to the Department for honoring John and his family with a beautiful commemorative badge.

EXECUTIVE SESSION (UPON MOTION)

N/A

NEXT MEETING

Special Board of Directors' Meeting to be held on September 16, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

Regular Board of Directors' Meeting to be held on October 7, 2024, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

ADJOURNMENT

Chair Albee adjourned the meeting at 7:08 p.m.

Attested by: _____

Date: _____

South Metro Fire Rescue Fire Protection District
Special Board of Directors' Meeting Minutes
September 16, 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	Kristin Eckmann, Deputy Chief – Community Services
Kevin Leung	Matt Weller, Deputy Chief – Internal Services
William Shriver	Camie Chapman, CHRO - Employee Services
Bruce Stahlman	Stephanie Corbo, Chief Financial Officer - Business Services
	Legal Counsel (absent)

Others Present: SMFR Staff Members & Guests

MEETING CALL TO ORDER

Chair Albee called the Special Meeting of the South Metro Fire Rescue Fire Protection District to order at 6:00 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

All of the Board members were present in person.

APPROVAL OF THE AGENDA

Director Sokol motioned to approve the agenda as presented. The motion was seconded by Director Anderson. 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 – no changes
- Director Anderson – no changes
- Chair Albee- no changes
- Director Shriver – no changes
- Director Leung – no changes
- Director Sokol – no changes

PUBLIC COMMENT

N/A

ACTION ITEMS

N/A

DISCUSSION/POTENTIAL ACTION ITEMS

1. **2025 Budget** – Chair Albee continued the conversation from the Board Work Session and stated that the Board needs to resolve what the Board wants to see for the next 2025 budget discussion. Two major items identified so far: transfer into capital fund for 2025 and point of view regarding abatements in 2025.

Chair Albee agreed with Director Anderson's suggestion to transfer \$15M into the Capital budget.

Director Stahlman stated that he's reasonably ambivalent and okay with an \$8M or \$7M transfer, as it is basically an accounting entry & dependent upon how the Board is committed to the 23% reserves down the road

Chair Albee and Directors Anderson and Leung were in agreement with the transfer of \$15M and not deviating from what the group had identified as a priority and funding at a level that allows us to do what is necessary since we are not in crisis mode.

Director Shriver stated that sticking with the \$15M philosophy he looks at more like portfolio investments and is ambivalent about the amount transferred.

Director Sokol recommended an \$8.3M transfer and allow for discussion about what's going to give when having the philosophy discussion early next year.

Director Anderson stated that she believes they can discuss the philosophy at any time and is very passionate about the 23% so would lean toward transferring \$15M as agreed and maintaining the 23% reserves at this point and have further discussion at a later date.

Director Leung stated he feels strongly about the \$15M based on his experience with the school district where the capital funding was used for other issues and then they went to the voters to ask for more money each year. The voters asked why didn't they continue to raid the capital fund each year. The philosophy of \$15M and 23% in reserves does not show disparagement and does show why we do what we do, which he feels is a greater way to support and do good things.

Director Roche stated that she missed the work session so was not privy to the discussion.

Chair Albee summarized that the majority feel we should follow our philosophy and transfer the \$15M to the capital fund. The Board can always do a lesser transfer in a future year to keep the 23% in reserves.

Chair Albee noted that although there were no abatement numbers in the handout, if we were to charge abatements in 2025 the 9.25 mils would need to go up to 9.29 mils.

Director Shriver stated he wants to stick to his philosophy to not raise the taxes by collecting abatements and would like to keep it at 9.25 mils.

Directors Stahlman, Roche and Leung stated they would like to collect the abatement.

Director Anderson stated that she does not agree with splitting taxes at someone else's cost but wants to stick to her principle and does not support collecting abatements.

Chair Albee informed that he has been in favor of it in the past and would be in favor of it again, so with a majority of board members so far, directed staff to provide the numbers as a separate line item.

For the purpose of getting the 2025 budget as a draft or as part of another budget workshop, Chair Albee asked what additional analysis the Board would like to see.

Director Anderson would like to understand the cost of the different programs beyond just responding to the community's emergency situations, what our costs are versus revenue. Not specific to 2025 and can be a broader effort of looking at all possible revenues.

Director Leung would like to see the type of financial obligations that are discretionary versus compulsory for anything over \$1M over the next 10 years. Does not need to necessarily be for the 2025 budget. At Chief Baker's suggestion, Staff will provide a spreadsheet for all capital costs over \$1M that have a shelf life, identify the shelf life, as an attachment to the budget.

Director Shriver requested expected income from interest payments, as it could be a \$3M to \$4M impact over 10 years.

Chair Albee informed that the draft budget must be presented to the board by October 15th. There is one meeting on October 7th prior to that deadline. After discussion, the Staff will provide the draft budget and analysis, including an executive summary that includes a summary of what was changed, as a part of the packet for the October 7th meeting

INFORMATION ITEMS

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

- Chief Eckmann:
 - Thanked everyone who attended the 9/11 Memorial Ceremony last week. There is a link to the livestream available and incredible feedback has been received from elected officials and others. Thank you to the Board, Chief Milan and lots of others for their work on the project. Chief Milan stated that Chief Eckmann and her team deserve all of the credit. Local President Dzengelewski concurred adding that it was a great ceremony.
- Local President Dzengelewski:
 - Reminded that Saturday is the IAFF Memorial in CSP starts at 11:00 a.m. and he will send another email out with the time and location. For uniformed personnel, dress code is Class A. For Board Members it is business casual.
 - Thanked the Board and Executive Staff for their work during the budget session earlier.
- Director Stahlman:
 - Chief Milan was not sure how the steel for the memorial was moved out of New York City, but it moved from its original location to the fabricator shop on a flatbed and then to the JFS. A crane was used to lift it into place.
- Director Anderson:
 - Could not attend the memorial because she was as at the SDA Conference where there were good presentations and breakout sessions. It was nice to meet new people. Chief Dell'Orfano added that there is a Zoom meeting on September 24th to do a deeper dive on HB 1001, so hopefully a lot of key questions will be answered.
- Chair Albee:
 - Chief Baker sent out an International Study on Mental Health. Between that conversation and conversations with Fire Chief candidates, he is able to talk for a few minutes about what we do for physical wellness but not sure he can speak at all about mental health. Would like to be equipped with information about what it is that we do. Chiefs Powell and Dell'Orfano will schedule a presentation on resources at a future meeting.

EXECUTIVE SESSION (UPON MOTION)

N/A

NEXT MEETING

The next Regular South Metro Fire Rescue District Board of Directors' meeting will take place on October 7, 2024, at 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

The next Special South Metro Fire Rescue District Board of Directors' meeting will take place on October 21, 2024, at 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

ADJOURNMENT

Chair Albee adjourned the meeting at 6:39 p.m.

Attested by: _____

Date: _____

DRAFT

BOARD OF DIRECTORS AGENDA ITEM STAFF REPORT



Meeting Date: 10/7/2024

Agenda Item Type: Discussion Item

Agenda Item: 2024 Budget Supplemental Appropriation: Fire Chief Selection Process

Submitted By: Stephanie Corbo, Chief Financial Officer; Camie Chapman, Human Resources Director

Approved: Bob Baker, Fire Chief

SUMMARY:

The Fire Chief Selection Process was initiated after the adoption of the 2024 budget. The estimated cost for the nationwide search and selection is up to \$200K. Staff is requesting a budget amendment to the 2024 budget by increasing operating expenses by \$200,000. Additionally, any unspent amount from this allocation will be allowed to carry forward into 2025 to ensure the continuity of the project.

BACKGROUND:

The SMFR Board of Directors requested the Fire Chief retire prior to the end of his existing employment contract through April 2026. This request was made to ensure a successor fire chief is selected prior to the potential transition of Board members due to an election in May 2025. This decision was made after the adoption of the 2024 budget, where a fire chief selection process was neither necessary nor funded. Since the Board decided to conduct a national/international search to include external candidates a cost not to exceed \$200K was established and needs to be provided for by amendment to the 2024 Budget. Although carrying forward operating expenses is not a standard practice, staff is asking for approval to carry forward any unspent amount into 2025 to ensure the continuity of the Fire Chief Selection Process.

The \$200K will exclusively cover expenses related to this process and any unspent funds will remain in the fund balance for the following year. A report will be provided to the Board of Directors upon completion of the selection process, detailing the final total expenditures.

STRATEGIC INITIATIVE:

The fire chief selection process is a critical, strategic initiative and will need the appropriate resources to ensure success.

RECOMMENDED ACTION/MOTION:

Discussion only. Staff will bring this forward as an action item and public hearing during the November 4, 2024 board meeting.

ALTERNATIVE OPTIONS:

Staff would need to identify an existing, approved project within the current budget to reduce funding and allocate those resources toward the Fire Chief Selection Process.

ATTACHMENTS:

BOARD OF DIRECTORS AGENDA ITEM STAFF REPORT



Meeting Date: 10/7/2024

Agenda Item Type: Discussion Item

Agenda Item: RFP – Consultant for Potential Solutions to Funding Challenges

Submitted By: Mike Dell’Orfano, Chief Government Affairs Officer; Stephanie Corbo, Chief Financial Officer

Approved: Bob Baker, Fire Chief

SUMMARY:

With the recent legislation that reduces revenue in the coming years, the organization needs to develop revenue solutions, potentially including those that require voter approval. Staff recommends formalizing the approach to evaluate options and prepare for an election if desired. To support that effort, this RFP is to secure the services of a consultant that will help us connect with the community through quantitative and qualitative polling and a strategic communication outreach plan.

BACKGROUND:

Recent legislation will impact revenue starting in 2025 by \$7.4M and another \$9M in 2026 and beyond. This revenue loss will not allow us to maintain services and continue to fund the initiatives in our 10-year capital plan. Starting in 2026, SMFR is no longer able to meet our internal policy for the 23% general fund reserve balance, a \$15 million capital transfer, and the funding of general operations. During our last budget workshop on 9/16/2024 it was discussed that additional or alternate revenues should be considered to meet current service levels. In order to make a final decision to bring a revenue solution to the voters as early as November 2025 an accelerated approach is needed. An appropriate consultant would help focus our efforts by developing an overall strategy, conducting polling to determine voter tolerance and preference, and develop a stakeholder outreach plan.

FINANCIAL IMPACT:

Based on past experience, typical costs for these services are up to \$300K for full-service campaign support on a county scale with 20 departments and extensive stakeholder engagement. We anticipate for SMFR this not to exceed \$150,000. The funds would come from the general fund – fund balance. If the work started in 2024, a supplemental appropriation would be needed to start in Q4 2024, with the balance of the work occurring January through July 2025. Over a 9-month period we would expect approximately \$35,000 for 2024 and the balance to be included in the 2025 budget; not to exceed a total project of \$150,000.

STRATEGIC INITIATIVE:

These consulting services are one component of a larger strategy to evaluate all funding options to achieve the level of services we envision while maintaining fiscal strength and stability (SMFR vision statement).

RECOMMENDED ACTION/MOTION:

If the board is agreeable, staff recommends moving this discussion item to action items and make the following motion:

I move to approve the draft RFP – Consultant for Potential Solutions to Funding Challenges and direct staff to finalize the RFP, move forward with a selection process, and execute the associated contractual documents with an overall cost not to exceed \$150,000. Staff will report back to the board with the final selection and cost.

ALTERNATIVE OPTIONS:

The board could consider not pursuing some or all of these consulting services or delay implementation.

ATTACHMENTS:

RFP – Consultant for Potential Solutions to Funding Challenges (Draft)

Potential Ballot Measure Timeline



REQUEST FOR PROPOSAL

Consultant for Potential Ballot Solutions to Funding Challenges

SCHEDULE OF EVENTS

RFP Advertisement	, 2024		
Information Session (Voluntary)	, 2024	9:00 AM	MDT
Deadline to Submit Questions	, 2024	8:00 AM	MDT
Response to Questions Posted	, 2024	4:30 PM	MDT
Proposal Due Date	, 2024	12:00 PM	MDT

This Request for Proposal (RFP) has been published through the Rocky Mountain E-Purchasing System, which may be accessed at the following website: <http://www.rockymountainbidsystem.com>. Any modifications to this RFP or addenda pertaining to this RFP will be published to the Bid Net System, and all Proposers are responsible to periodically check the Bid Net System for relevant updates prior to the submittal of a proposal.

I. OVERVIEW

South Metro Fire Rescue Fire Protection District (“SMFR”) desires to solicit proposals for consultant services to measure community needs for SMFR services, voter support and opposition to SMFR efforts to fund the capital necessary to maintain such services, and evaluate financial avenues to fund SMFR services.

II. BACKGROUND

Pursuant to House Bill 24-1001 and Senate Bill 24-233, SMFR revenues will be reduced below operating requirements such that SMFR revenues will be insufficient to sustain the current level of services furnished and infrastructure needs of the growing community. Over the next ten years, this reduction of revenues will create an imbalance of funding with costs exceeding revenues by roughly \$XX million for service operations and \$XX million for infrastructure needs.

III. MINIMUM SCOPE OF SERVICES

The selected Proposer shall develop and implement a multi-level project to include community outreach, analysis of funding and ballot solutions, development of a polling program, administration of a polling program, and presentation of data. Below is a general outline of the services Proposer shall furnish in coordination with SMFR’s Government Affairs Department:

1. **Recommended Strategy to Inform Decision-Makers:** The Proposer shall recommend a strategy for soliciting and analyzing data to measure community opinion regarding community needs and awareness of SMFR services and the methods for funding such services (including ballot measures and language). The Proposer shall provide regular updates and recommendations regarding the overall project to SMFR decisionmakers.
2. **Community Outreach:** The Proposer will design a community outreach program to evaluate community awareness and educate community members about SMFR services and the paths for funding such services. Such program shall include but not be limited to:
 - a. Meet with SMFR staff to develop an approved community outreach program utilizing approved messaging forums.
 - b. Develop and implement a community outreach program furnishing educational tools to aid in ensuring that voters are accurately informed and understand the outcome of their votes with regard to SMFR services and financing.
 - c. Determine community priorities and preferences as they relate to the quality and means by which services are delivered.
 - d. Identify how the community prefers SMFR to address its financial challenges.
 - e. Present draft community outreach plan to SMFR decisionmakers; determine roles and responsibilities of Proposer and SMFR; identify timelines and how plan will work in conjunction with communications and polling; and refine draft based on input from SMFR decisionmakers.
 - f. Work with SMFR decisionmakers to identify community partners who can form a steering committee to guide the overall effort related to recommending a path towards potential ballot solutions.

SMFR intends to begin strategic planning in coordination with the selected Proposer in the 4th Quarter of 2024, with community outreach to begin as soon as possible in early 2025.

Based on election deadlines, any decision to place a ballot question on the November 2025 ballot must, at the latest, be made by late July 2025. Accordingly, all outreach work must be completed with sufficient time to facilitate discussions with decision-makers and key stakeholders, adequately allowing for debate and consideration in publicly noticed open meetings.

The Proposer will make recommendations for the best time period in which to conduct any potential polling, and the Proposer will identify the date by which SMFR must decide whether to exercise an option for the Proposer to conduct such polling.

Final timeline for deliverables shall be as agreed to in the Services Agreement.

V. PROPOSAL SUBMISSION

For this section, Proposers are required to provide detailed written responses to the following items in the order outlined below. The answers shall be considered technical offers of what Proposers propose to provide and shall be incorporated in the contract award as deemed appropriate by SMFR. A proposal that only includes some of the information required may be considered non-responsive and subject to rejection.

Responses must include all items in the order listed below. It is suggested that the Proposers include each of SMFR's questions with their response immediately following the question.

SMFR reserves the right to determine responsible respondents, waive informalities and irregularities, and accept or reject any or all proposals. SMFR retains the right to award to one or more than one respondent as is in SMFR's best interest.

1. **Cover Sheet:** Include the name of the Proposer, address, telephone number, website URL, and contact person's name and email address.
2. **Cover Letter:** Include a clear and concise statement of the Proposer's understanding of the required services, a summation of the proposal, and a summary of the partnership the Proposer envisions with SMFR. Please keep the Cover Letter to a maximum of 2 pages or less.
3. **Table of Contents.**
4. **Statement of Qualifications that includes:**
 - a. Proposer Information
 - i. Time in business.
 - ii. Number of employees.
 - iii. Annual volume of business (include number of projects and dollar total).
 - iv. Volume of business in Colorado during the past five (5) years (include number of projects and dollar total).
 - v. A description of what differentiates Proposer's services from that of Proposer's competitors.
 - vi. Any pending legal actions against Proposer.
 - b. Similar Project Experience

- i. Recent examples of planning efforts directly related to SMFR’s desired outcomes, including work related to Colorado local government ballot measure assessments.
 - ii. Several representative work samples should be included in the proposal and are exempt from the MB limit. Please be thoughtful in the number of samples or pages included.
 - iii. List three references that can verify their experience working with Proposer and substantiate your success in delivering and administering the process.
 - c. Project Specific Information
 - i. Describe Proposer’s plan for achieving the minimum scope of services, including:
 - 1. Proposed project team (include resumes describing applicable experience).
 - 2. Include evidence of any necessary licensure, registrations, and credentials, including information on any revocation suspension.
5. **Project Management:**
- a. Description of the Proposer's approach to project management, including teams and project manager(s).
6. **Approach:**
- a. Describe your recommended process to complete the project, focusing on how you will achieve the desired outcome.
7. **Deliverables:**
- a. Provide a description and examples of the deliverables and the tools used to create the deliverables. Include links to similar previous work to provide examples of deliverables.
8. **Schedule:**
- a. SMFR intends to make final election and funding decisions no later than July 21, 2025. Proposed schedules shall consider SMFR’s intended timeline of performance as set forth in Section IV herein (and public meeting schedules necessary for project discussions and approvals).
 - b. In accordance with the guidelines set forth in the Schedule of Events, provide a project schedule showing key milestones and deliverable dates.
9. **Budget:**
- a. Provide a detailed, itemized, "not to exceed" cost of services schedule with a breakdown by task, including hours, rates, and job classifications. Expenses should be categorized separately. A range of costs is acceptable for specific tasks to be finalized if the team is selected for the project.
10. **Proposal Submission:**
- a. No later than the Proposal Due Date (as set forth in the Schedule of Events, proposals shall be submitted as a single PDF file under 25MB and emailed to mike.dellorfano@southmetro.org with the subject line “Consultant RFP”.
 - b. Submittals without the proper subject line may not be considered.
 - c. Proposals received after the Proposal Due Date, which may be amended by SMFR, may not be considered and may be rejected for lateness.

11. Proposer Comments:

- a. Provide detailed comments and amendments (if any) to the proposed form of Services Agreement circulated in connection with this RFP, including without limitation, the insurance requirements.
- b. Post-award comments and amendments to the Services Agreement not included in the proposal shall not be considered.

12. Signature:

- a. The proposal and the Proposer Statement set forth in Section IX below must be signed manually or electronically by an officer or person qualified to bind the Proposer.

13. Additional Information:

- a. Please provide any additional information applicable to this RFP that might be valuable in assessing the proposal.
- b. Explain any concerns the Proposer may have in objectively recommending the best solution.

14. Conflicts:

- a. Disclose any and all potential conflicts of interest.

VI. QUESTIONS

1. Questions regarding this RFP must be emailed to mike.dellorfano@southmetro.org no later than Deadline to Submit Questions, as set forth in the Schedule of Events.
2. All questions must include the email subject line "Consultant RFP". Questions without this subject line identification may not be considered.
3. Questions communicated by telephone or in person will not be accepted.
4. Answers to questions from any potential Proposer will be provided to all potential Proposers by posting the question and answer at the following website: <http://www.rockymountainbidsystem.com>.

VII. GENERAL CONDITIONS

1. Evaluation:

- a. An evaluation team will review submitted proposals. Opening of proposals will be done by employees of SMFR and Proposers will not be invited to attend the proposal opening. SMFR reserves the right to: (a) reject any or all proposals, or to make no award; (b) require modifications to initial proposals; (c) negotiate; or (d) make partial or multiple awards. SMFR further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to SMFR.
- b. SMFR may award based on initial proposals received, without discussion of such proposals. If requested by SMFR, Proposers on the short list will be invited to make oral presentations to the evaluation team and/or other SMFR personnel as deemed appropriate. If SMFR chooses to interview Proposers, a list of topics requiring oral responses may be provided by SMFR's selection committee prior to any scheduled interview date. At SMFR's election and option, interviews may be

limited and offered only to a single classification of Proposers, such as semi-finalists or finalists.

2. Pre-Contract Expenses:

- a. SMFR assumes no liability for payment of any precontractual expenses incurred by Proposers, including but not limited to costs incurred in the preparation of submission of proposals.

3. Colorado Open Records Act:

- a. SMFR is a Colorado government entity subject to the Colorado Open Records Act, C.R.S §§ 24-72-100.1 *et seq.* ("CORA"). Any proposals submitted hereunder are subject to public disclosure by SMFR pursuant to CORA. Any contract agreements resulting from this proposal request will be public information.

VIII. Amendments to the Request for Proposal

SMFR reserves the right to amend this Request for Proposal by an addendum at any time prior to the date set for receipt of proposals. Addenda or amendments to this RFP will be available on <http://www.rockymountainbidsystem.com>. If, in SMFR's opinion, revisions are of such a magnitude to warrant the postponement of the date for receipt of proposals, communication will be provided setting forth a new Schedule of Events.

Terms and conditions of this RFP shall be incorporated into a Services Agreement in a form deemed suitable to SMFR with no significant modifications by the Proposer (see attached draft). No other documents, agreements, contracts, or addenda will be a part of this proposal and/or award, with the exception of exhibits to describe the services and the method of compensation. Firms and individuals submitting proposals are strongly encouraged to include in their proposal a detailed scope of services and clear explanation of the method of compensation in a form that can be easily incorporated without significant modification into the Services Agreement. Proposals will be considered only from firms who have the resources and ability to offer services in a professional, expedient, and financially responsible manner. SMFR may request additional information as deemed necessary. Failure to provide such information may result in the proposal being considered non-responsive.

IX. PROPOSER STATEMENT

The Proposer hereby acknowledges receipt of SMFR's Request for Proposal and acknowledges that it has read and agrees to be fully bound by all of the terms, conditions, and other provisions outlined in the RFP. Additionally, the Proposer hereby makes the following representations to SMFR:

1. All of the statements and representations made in this proposal are true to the best of the Proposer's knowledge and belief.
2. The Proposer commits that it can meet the terms provided in this proposal.
3. Proposer understands that proposals may be withdrawn within 48 hours of submission. Following the 48-hour withdrawal period, proposals are binding for a period of 90 days.
4. Proposer understands that any changes to SMFR's standard Services Agreement that are not included in Proposer's proposal shall not be considered.

5. The Proposer further agrees that the method of the award is acceptable.
6. Proposer also agrees to complete the proposed Services Agreement with SMFR within 30 days of notice of award. If the contract is not completed and signed within 30 days, SMFR reserves the right to cancel and award to the next highest-rated Proposer.
7. Proposer acknowledges receipt of ____ addenda.

Legal Proposer Name: _____

Physical Address: _____

Name of Authorized Agent of Proposer: _____

Signature of Authorized Agent: _____

Primary Contact for Project: _____

Title: _____

Phone: _____

Email Address: _____

NOTE: PROPOSER STATEMENT IS TO BE SIGNED & RETURNED WITH YOUR PROPOSAL

DRAFT

Potential Ballot Measure Timeline

Q4
2024

- RFP – Award early Nov.
- Internal Stakeholder Meetings
- Define Revenue Needs (Operations & Capital)

Q1
2025

- Approving Polling Questions & Approach
- Administer Polling
- Final Polling Results
 - March 2025
- Exploring Revenue Solutions
- External Stakeholder Discussions

Q2
2025

- Define Message & Ask
- External Stakeholder Discussions

Q3
2025

- Call for November 2025 Election
 - End of July
- IGA's w/ Counties
 - End of August

November
2025

Election



South Metro Fire Rescue

Board of Directors

2025 Proposed Budget

October 7, 2024

Agenda

- Discuss Changes from 9/16 Budget Workshop
- Present 2025 Proposed Budget
- Discussion Topics
 - Abatement
 - Benefit Costs
 - Operating Expenses
 - 2024/2025 New Costs not in budget
- Next Steps & Budget Timeline



Executive Summary of Changes Compared to 9/16 Budget Workshop

Updated from Prior Presentation	9/16/2024	10/7/2024	10/7/2024	10/7/2024
	Preliminary Budget	Proposed Budget	Variance \$	Notes
Beginning Fund Balance	51,147,978	51,000,199	(147,779)	2024 Forecast for Overtime Increase
Revenues				
Property Taxes	\$ 154,553,966	\$ 154,553,966	\$ -	
Abatements (9.25 to 9.29)		670,341	670,341	Board Discussion item
Specific Ownership Tax	10,080,409	10,080,409	-	
Ambulance Transport Fees	15,284,843	15,284,843	-	
Medicaid Supplemental Fee	7,234,628	7,234,628	-	
Permit/Plan Review Fees	2,239,516	2,239,516	-	
Other Income	3,972,371	3,972,371	-	
JACC Revenue		250,000	250,000	Was appropriated in separate fund but needs to be brought back into GF
Leases (GASB 87)	194,980	194,980	-	
Total Revenues	193,560,714	194,481,055	920,341	
Expenses				
Salaries	(107,070,287)	(107,001,537)	68,750	Removed 1 extra FTE
Benefits	(42,205,261)	(42,416,840)	(211,578)	Based on changes in medical plans
Overtime	(10,842,060)	(10,842,060)	-	
Treasurers fees	(2,318,309)	(2,318,309)	-	
Operating Expenses	(21,798,940)	(22,413,286)	(614,346)	Includes 1% additionl for total of 2% Operating Exp increase + \$400K for Board Electio
JACC Expenses		(250,000)	(250,000)	Was appropriated in separate fund but needs to be brought back into GF
Leases (Contract Obligation)	(194,980)	(194,980)	-	
Leases (Annual) :Equipment	(531,200)	(531,200)	-	
Total Expenses	(184,961,037)	(185,968,211)	(1,007,174)	
Gain/Loss	8,599,677	8,512,843	(86,833)	
CPF Transfer	(15,000,000)	(15,000,000)	-	
Change to Fund Balance	(6,400,323)	(6,487,157)	(86,833)	
Ending Fund Balance	44,747,655	44,513,042	(234,612)	
Reserve Threshold (%)	24%	24%	3	
<i>Amount +/-) 23% Reserve</i>	2,206,616	1,740,354		



2025 Proposed Budget Requirements

October 15th: Deadline to submit proposed 2025 budget to the governing board of the local government

Section 29-2-103(3)(1)(e) and 29-1-113 reference a written budget message that includes “a description of the services to be delivered during the budget year.”

The South Metro Fire Rescue Fire Protection District is a career department with approximately 800 full-time employees, predominately firefighters staffing 30 fire stations and providing all-hazards capabilities including fire suppression, emergency medical services (EMS; including advanced life support and patient transport), hazardous materials, technical rescue, aircraft rescue and firefighting, and water rescue and recovery. The District also has staff and uniformed personnel that provide: a) oversight of operations; b) support functions including dispatch, finance, human resources, information technology, fleet, logistics, and facilities; and c) fire prevention, education, emergency management, and community relations services.



2025 Proposed Budget Comparison

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Revenues						
Property Taxes	124,029,742	161,912,193	161,625,733	154,553,966	(4.54%)	(4.38%)
Abatements				670,341		
Specific Ownership Tax	9,841,160	9,690,566	9,980,603	10,080,409	4.02%	1.00%
Ambulance Transport Fees	14,092,457	14,357,722	14,839,653	15,284,843	6.46%	3.00%
Medicaid Supplemental Fee	7,433,403	7,842,240	7,234,628	7,234,628	(7.75%)	0.00%
Permit/Plan Review Fees	2,241,971	2,243,109	1,973,142	2,239,516	(0.16%)	13.50%
Other Income	8,406,494	4,633,010	3,978,647	3,972,371	(14.26%)	(0.16%)
JACC	250,000	675,000	675,000	250,000		
Leases (GASB 87)	181,751	194,980	194,980	194,980	0.00%	0.00%
Total Revenues	166,476,978	201,548,820	200,502,387	194,481,055	(3.51%)	(3.00%)
Expenses						
Salaries	(90,328,520)	(98,666,561)	(95,213,252)	(107,001,537)	8.45%	12.38%
Benefits	(36,419,766)	(39,313,569)	(37,107,458)	(42,416,840)	7.89%	14.31%
Overtime	(8,190,684)	(9,856,418)	(11,772,795)	(10,842,060)	10.00%	(7.91%)
Treasurers fees	(1,862,832)	(2,428,683)	(2,428,683)	(2,318,309)	(4.54%)	(4.54%)
Operating Expenses	(20,543,603)	(21,434,594)	(21,434,594)	(22,413,286)	4.57%	4.57%
JACC Expenses	(252,457)	(745,000)	(745,000)	(250,000)	(66.44%)	(66.44%)
Leases (Contract Obligation)	(181,751)	(194,980)	(194,980)	(194,980)	0.00%	0.00%
Leases (Annual)	(814,979)	(514,300)	(514,300)	(531,200)	3.29%	3.29%
Total Expenses	(158,594,591)	(173,154,104)	(169,411,062)	(185,968,211)	7.40%	9.77%
Other Financing Sources (Uses)						
Transfers To Other Funds	-	(30,000,000)	(30,000,000)	(15,000,000)	(50.00%)	(50.00%)
Transfers From Other Funds	-	-	-	-		
Total Other Financing Sources (Uses)	-	(30,000,000)	(30,000,000)	(15,000,000)	(50.00%)	(50.00%)
Net Change in Fund Balance	7,882,387	(1,605,284)	1,091,324	(6,487,157)		
Ending Fund Balance	49,908,875	48,303,591	51,000,199	44,513,042	(7.85%)	(12.72%)
Reserve Threshold (%)	31%	28%	30%	24%		



Discussion Topics

- Abatement
- Benefit Costs
- 2024/2025 New Costs not in budget
 - Fire Chief Selection Process \$200,000
 - Campaign Consultant \$150,000
 - Ballot Questions 7 Districts ~\$875K

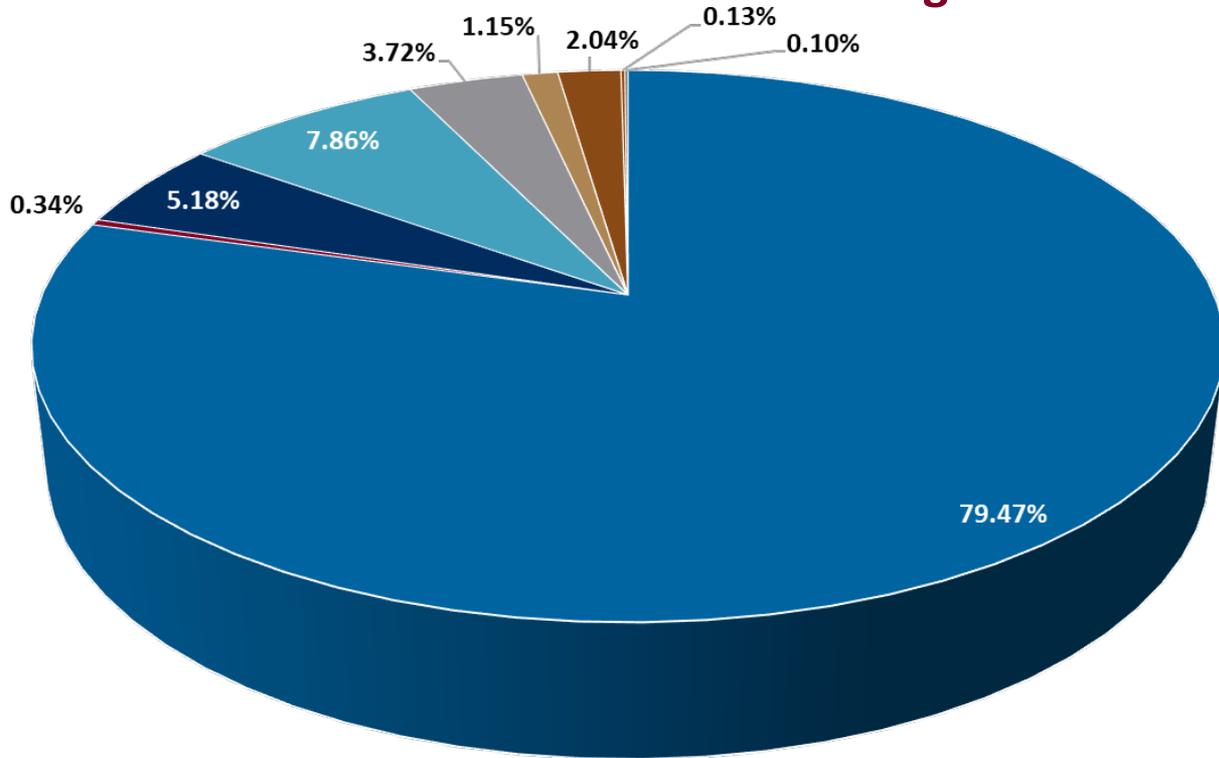


Deeper Dive into Budget Components



Revenues

**Revenues for 2025 Total \$194.5 Million
3.5% decrease from 2024 Budget**



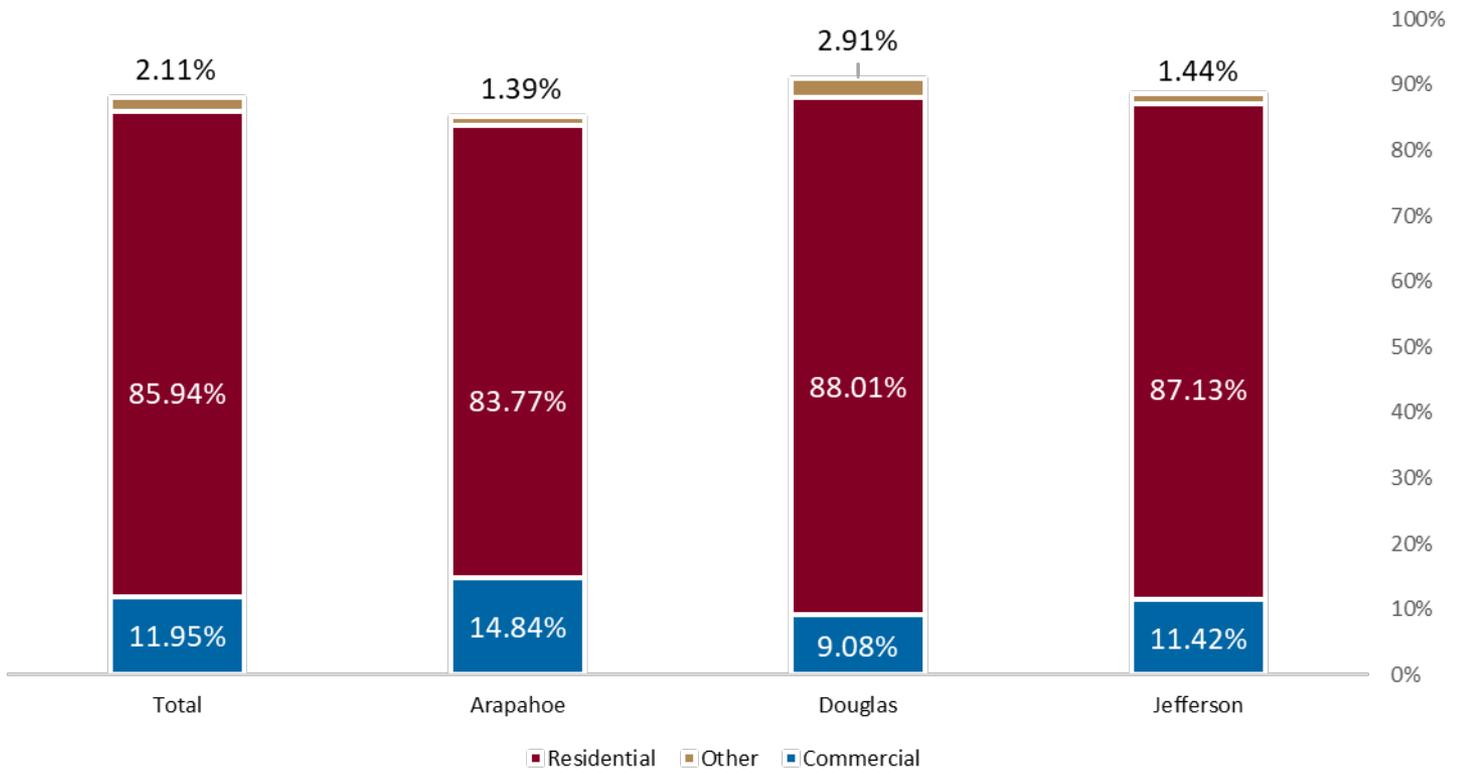
- Property Taxes
- Abatements
- Specific Ownership Tax
- Ambulance Transport Fees
- Medicaid Supplemental Fee
- Permit/Plan Review Fees
- Other Income
- JACC
- Leases (GASB 87)



Components of Property Taxes

Actual Property Value by County

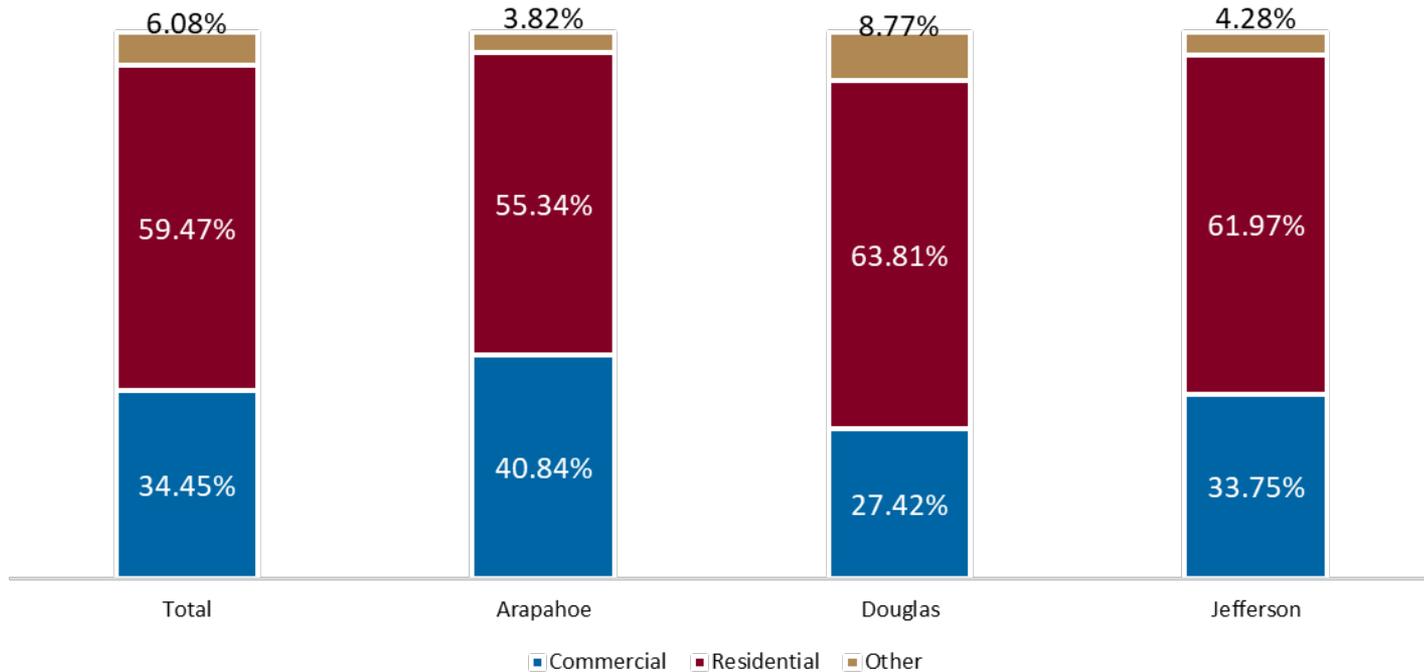
Distribution of 2024 Actual Value by County
SB2024-1001



Components of Property Taxes

Assessed Property Value by County

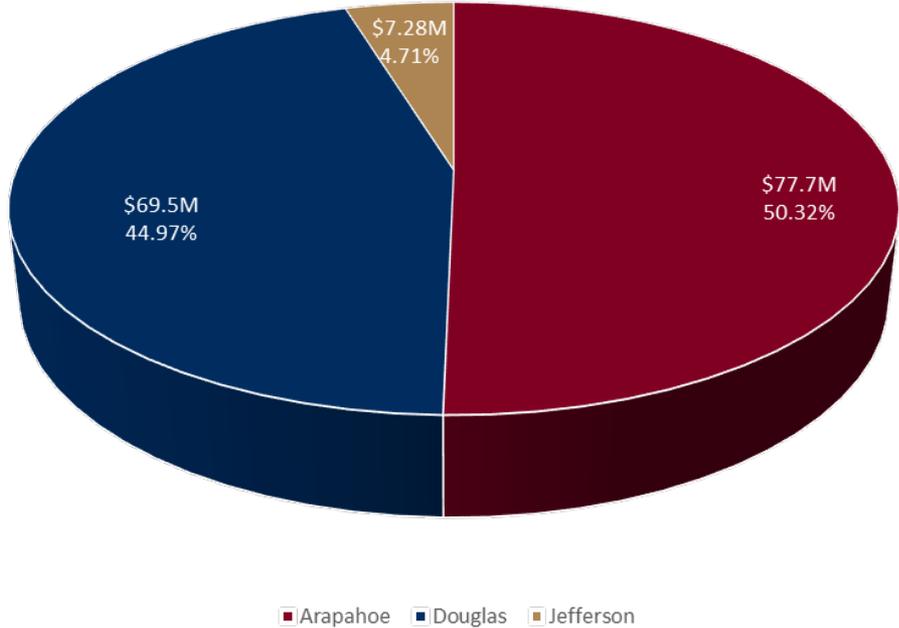
Distribution of 2024 Assessed Value by County
SB2024-1001



Property Taxes

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Revenues						
Property Taxes	124,029,742	161,912,193	161,625,733	154,553,966	(4.54%)	(4.38%)
Abatements				670,341		

- Preliminary Certification of Valuations show assessed values increase 24.61% from 2023
- **Arapahoe County increased 20.55% from 2023**
- **Douglas County increased 28.96% from 2023**
- **Jefferson County increased 29.47% from 2023**

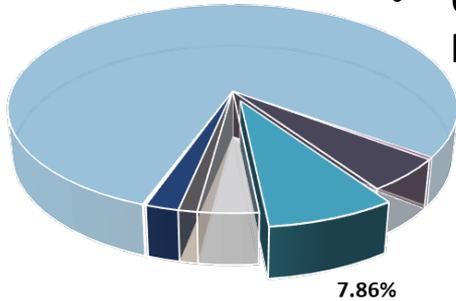


Components of Other Revenue Categories

Revenues	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Specific Ownership Tax	9,841,160	9,690,566	9,980,603	10,080,409	4.02%	1.00%
Ambulance Transport Fees	14,092,457	14,357,722	14,839,653	15,284,843	6.46%	3.00%
Medicaid Supplemental Fee	7,433,403	7,842,240	7,234,628	7,234,628	(7.75%)	0.00%
Permit/Plan Review Fees	2,241,971	2,243,109	1,973,142	2,239,516	(0.16%)	13.50%

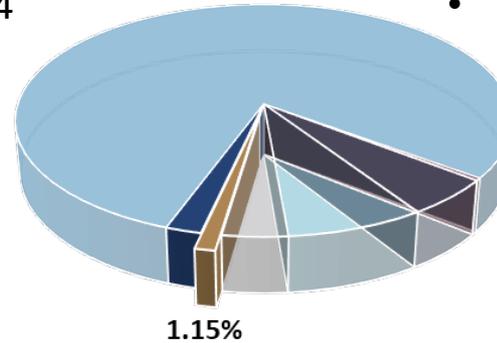
Ambulance Transport | \$15.3M

- 6.5% increase from 2024 budget



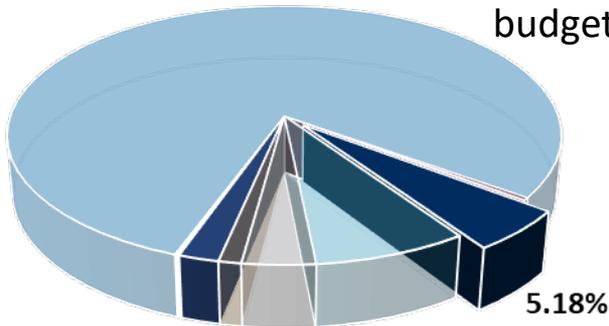
Permit/Plan Review Fees | \$2.2M

- 0.2% decrease from 2024 Budget



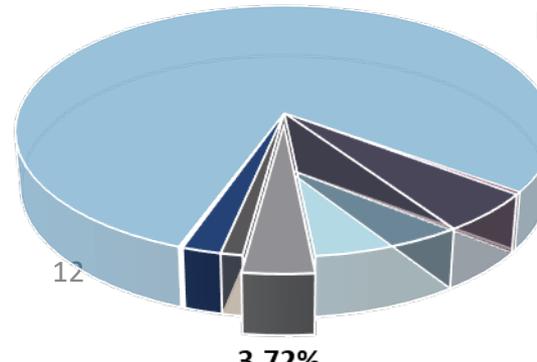
Specific Ownership Tax | \$10.1M

- 4.0% increase to 2024 budget



Medicaid Payment | \$7.2M

- 7.8% decrease from 2024 budget

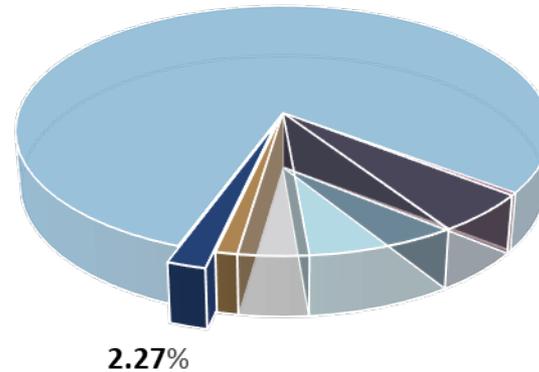


Other Income

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Revenues						
Other Income	8,406,494	4,633,010	3,978,647	3,972,371	(14.26%)	(0.16%)
JACC	250,000	675,000	675,000	250,000		
Leases (GASB 87)	181,751	194,980	194,980	194,980	0.00%	0.00%

Other Income | \$3.9M

- Net Investment Income: \$1,802,000
- Reimbursements: \$1,550,000
- Rental Income: \$187,371
- Dispatch Fees: \$140,000
- Miscellaneous Income: \$148,000
- Grant Proceeds: \$120,000
- Sale of Assets: \$25,000



Lease (GASB) | \$0.2M

Leases (GASB 87) has an offsetting expense account and nets to \$0 but is needed to ensure budget allocation and to adhere to the new GASB pronouncement

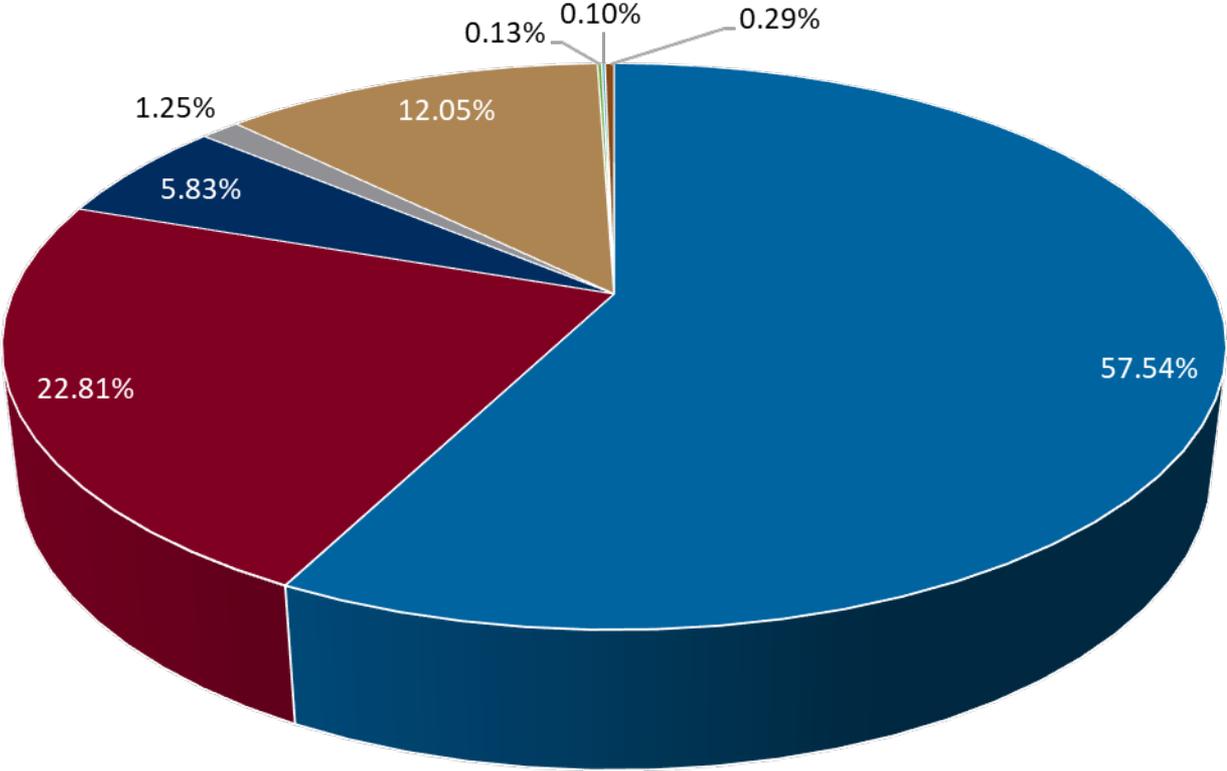
JACC | \$0.3M

Program is 100% reimbursable. Expected expenses and revenue to increase as dispatch equipment is replaced in coming years



Expenses

Expenses for 2025 Total \$186 Million

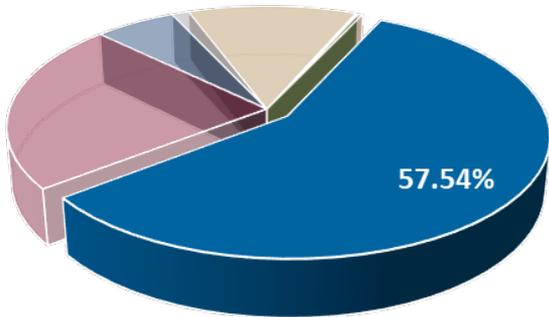


■ Salaries ■ Benefits ■ Overtime ■ Treasurers fees ■ Operating Expenses ■ JACC Expenses ■ Leases (Contract Obligation) ■ Leases (Annual)



Components of Total Salaries

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Expenses						
Salaries	(90,328,520)	(98,666,561)	(95,213,252)	(107,001,537)	8.45%	12.38%

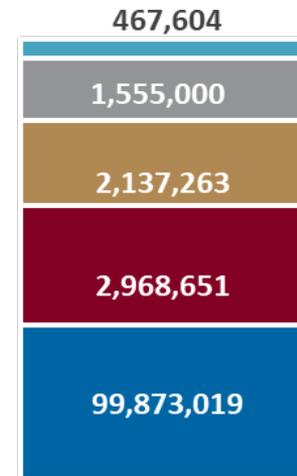


Total Salaries | \$107.0M

- Total increase of \$8.3M from 2024 Budget

2025 Increase from 2024	
CBA	7,754,671
Promotions, Step	45,326
Staff Market Increase*	1,398,568
Attrition	(788,241)
Education	(350,561)
Buyouts, holidays, other	275,214
Total	\$ 8,334,976

FTE Count	
Line	619
Staff	181
Total	800



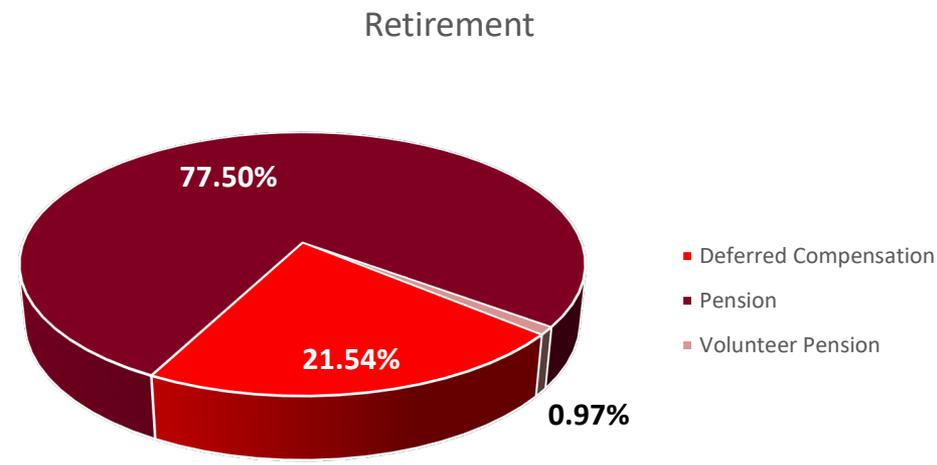
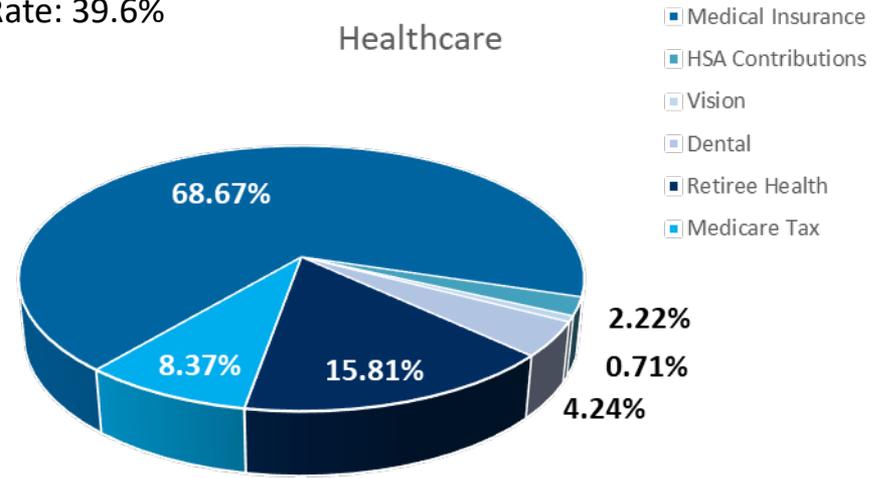
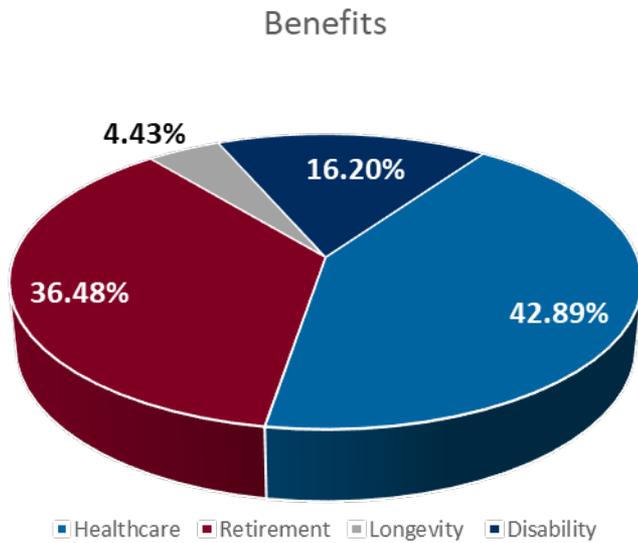
- Salaries
- Annual Leave Buyouts
- Holiday Premium
- Educational Differential
- Other Differentials



Components of Benefits

Benefits | \$42.4M

Fringe Benefit Rate: 39.6%



Components of Benefits

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Expenses						
Benefits	(36,419,766)	(39,313,569)	(37,107,458)	(42,416,840)	7.89%	14.31%

Benefits | \$42.4M

Benefit increases from Budget 2024: \$3.1M or 7.9%

Fringe Benefit Rate: 39.6%

Main Drivers:

- Longevity Benefit new for 2025: \$1.9M
- Pension: \$1.1M increase to \$12.0M
- FPPA Death and Disability: \$0.4M increase to \$3.0M, 13.5% YoY
- Workers Compensation: \$0.3M increase to \$2.8M, 10.3% YoY
- RHS and buyout: \$0.2M increase in contribution to \$2.2M, 12.7% YoY
- Deferred Compensation: \$0.2M increase to \$3.3M, 6.5% YoY
- Medical Insurance and HSA Contribution: \$0.9M decrease to \$13.7M
 - Assumes medical plan design with 3 plans in Cigna and 3 plans in Kaiser



Overtime Breakdown

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Expenses						
Overtime	(8,190,684)	(9,856,418)	(11,772,795)	(10,842,060)	10.00%	(7.91%)

- Wildland & USAR Reimbursement: \$1M

Overtime Breakdown	
Minimum Staffing	5,835,088
Project Meeting/OT	3,202,972
FLSA	750,749
Wildland Deployment	850,000
USAR Deployment	150,000
On Call hours	53,250
Total	\$ 10,842,060



Operating Expenses

	Audit 2023	Budget 2024	Forecast 2024	Budget 2025	% Change vs 2024 Budget	% Change vs 2024 Forecast
Expenses						
Treasurers fees	(1,862,832)	(2,428,683)	(2,428,683)	(2,318,309)	(4.54%)	(4.54%)
Operating Expenses	(20,543,603)	(21,434,594)	(21,434,594)	(22,413,286)	4.57%	4.57%
JACC Expenses	(252,457)	(745,000)	(745,000)	(250,000)	(66.44%)	(66.44%)
Leases (Contract Obligation)	(181,751)	(194,980)	(194,980)	(194,980)	0.00%	0.00%
Leases (Annual)	(814,979)	(514,300)	(514,300)	(531,200)	3.29%	3.29%

- Treasurers Fees: Estimated at 1.5% of overall Property Tax
- Operating Expenses: 2.0% increase; includes \$400K Board Election & \$150K PFAS Foam
- JACC was appropriated as separate fund in 2024 but should remain in General Fund on its own line; anticipated to increase as equipment is replaced
- Lease (Contract Obligations): Line offset revenues due to GASB 87
- Annual leases for both equipment and warehouse ~3% increase



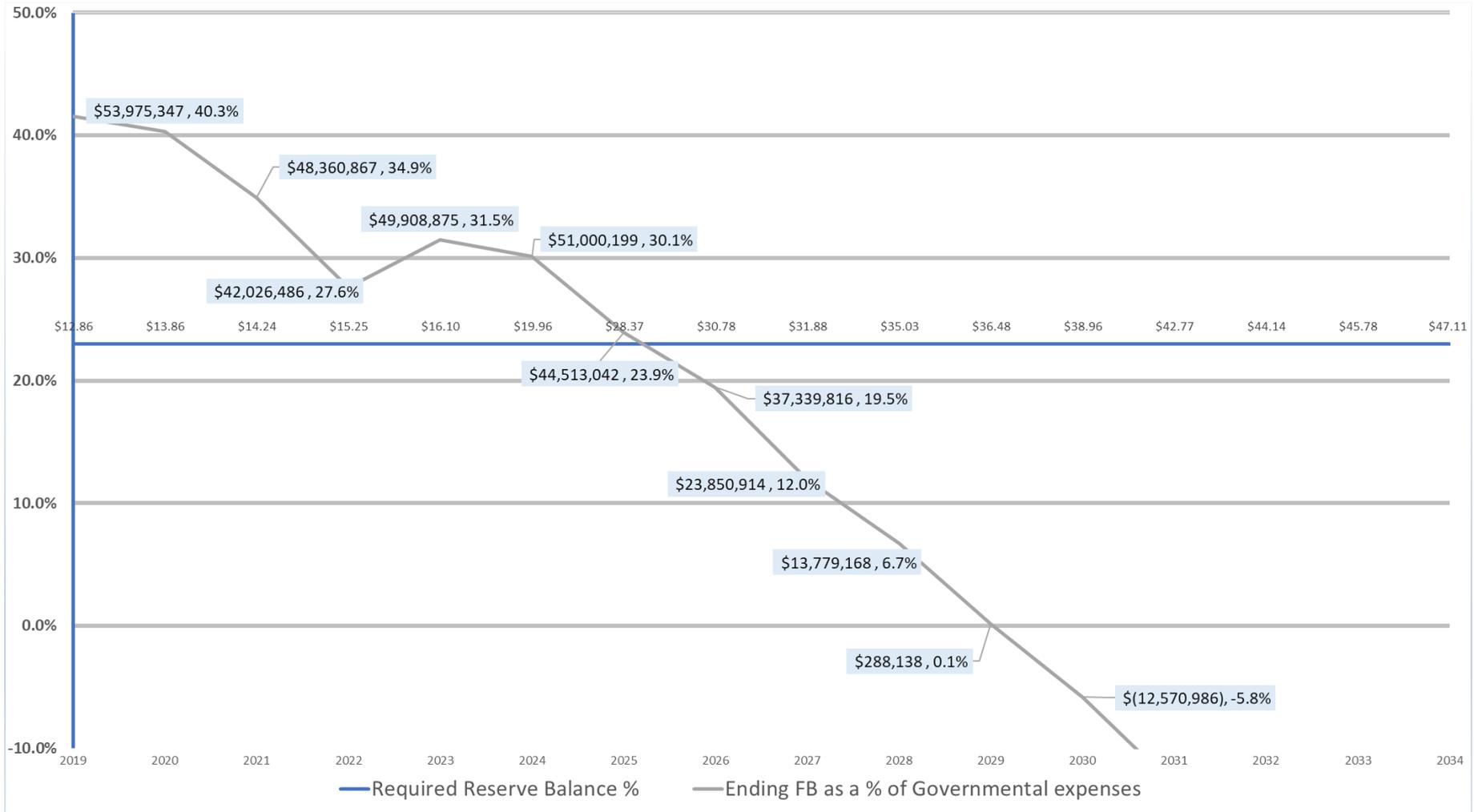
2025 Capital Expense Requests

Changes from 9/16/24 Budget Workshop	2025
Equipment	
Thermal Imaging Cameras (TIC)	18,000
Annual Station and Gym Equipment replacement	23,000
(1) PortaCount Model 8048-T @ \$17,300 + 5 Year Maint. Plan @ \$5,700	23,000
Year one of K-Saw (Cutoff Saw) phased 5 year replacment (11 per year @ \$3199/ea)	35,189
ERP Enhancements (Powerapp)	50,000
Reserve Extrication Tools (request was removed in 2024)	50,000
Replacement/reserve hose.	66,500
Replace the DSX Door Security System (Current system is from 2005 not supported)	150,000
SCBA Equipment 202:39's Compressor/(2) Fill Stations/(12) ASME Cylinders/(3) Racks	167,000
Bunker Gear Recruits X 2 sets	328,000
HPE Server / Storage - SMFR Business Core system replacement	350,000
Bunker Gear Lifecycle Replacement	512,500
Total Equipment	1,773,189
Facilities	
JSF Gym Floor	70,000
JSF and TJ burn can enclosure (have received quote)	150,000
HQ Remodel/ Mineral Basement Remodel (new figure)	1,000,000
Existing facilities maintenance / remodels	1,267,875
Land for station 16	1,500,000
Station 1 (15)	1,300,684
Facilities Total	5,288,559
Vehicles	
1 BC/ DC Replacement	150,000
2 Dive Units	1,000,000
1 Boat	200,000
Upfitting	202,500
Vehicles Total	1,552,500
Total Capital Projects	\$ 8,614,248



Long-Term Plan

Change in Fund Balance and Reserve



Budget Timeline and Next Steps

October 15th: Deadline to submit proposed 2025 budget to the governing board of the local government

November 4th: Present 2025 Proposed Budget (Public hearing)

December 9th: Adopt 2025 Budget at Board meeting

December 10th Last day Assessors can make changes to assessed or actual valuations.

December 13th Deadline to certify mill levy to the Board of County Commissioners (§39-5-128(1), C.R.S.). Local governments levying a property tax must adopt their budgets and make appropriations before certifying the mill levy to the Board of County Commissioners (§29-1-108(2), C.R.S.). *NOTE: December 15th is a Sunday so submittal should be on December 13th*

December 22nd Deadline for Board of County Commissioners to levy taxes and to certify the levies to the Assessor.

January 31st File certified copy of adopted budget with the state



Long Term Plan

	Forecast										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues											
Property Taxes	\$ 154,553,966	159,799,203	159,880,141	168,353,788	170,037,326	175,988,633	177,748,519	183,969,717	185,809,414	192,312,744	194,235,871
Abatements (9.25 to 9.29)	670,341										
Specific Ownership Tax	10,080,409	10,181,213	10,283,026	10,385,856	10,489,714	10,594,611	10,700,558	10,807,563	10,915,639	11,024,795	11,135,043
Ambulance Transport Fees	15,284,843	15,743,388	16,215,689	16,702,160	17,203,225	17,719,322	18,250,901	18,798,428	19,362,381	19,943,253	20,541,550
Medicaid Supplemental Fee	7,234,628	7,306,974	7,380,044	7,453,844	7,528,383	7,603,667	7,679,703	7,756,500	7,834,065	7,912,406	7,991,530
Permit/Plan Review Fees	2,239,516	2,261,912	2,284,531	2,307,376	2,330,450	2,353,754	2,377,292	2,401,065	2,425,075	2,449,326	2,473,819
Other Income	3,972,371	4,012,095	4,052,216	4,092,738	4,133,666	4,175,002	4,216,752	4,258,920	4,301,509	4,344,524	4,387,969
JACC Revenue	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Transfer (to)/from Other Fund											
Leases (GASB 87)	194,980	194,980	194,980	194,980	194,980	194,980	194,980	194,980	194,980	454,335	454,335
SBITA (GASB 96)											
Total Revenues	194,481,055	199,749,765	200,540,627	209,740,743	212,167,744	218,879,969	221,418,705	228,437,174	231,093,064	238,691,383	241,470,119
	39.6%										
Expenses											
Salaries	(107,001,537)	(110,746,591)	(115,176,454)	(118,631,748)	(122,190,700)	(125,856,421)	(129,632,114)	(133,521,078)	(137,526,710)	(141,652,511)	(145,902,086)
Benefits	(42,416,840)	(43,855,650)	(45,609,876)	(46,978,172)	(48,387,517)	(49,839,143)	(51,334,317)	(52,874,347)	(54,460,577)	(56,094,394)	(57,777,226)
Overtime	(10,842,060)	(11,221,532)	(11,670,393)	(12,020,505)	(12,381,120)	(12,752,554)	(13,135,130)	(13,529,184)	(13,935,060)	(14,353,112)	(14,783,705)
Treasurers fees	(2,318,309)	(2,396,988)	(2,398,202)	(2,525,307)	(2,550,560)	(2,639,829)	(2,666,228)	(2,759,546)	(2,787,141)	(2,884,691)	(2,913,538)
Operating Expenses	(22,413,286)	(22,708,551)	(23,162,722)	(23,625,977)	(24,098,496)	(24,580,466)	(25,072,076)	(25,573,517)	(26,084,987)	(26,606,687)	(27,138,821)
JACC Expenses	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Leases (Contract Obligation)	(194,980)	(194,980)	(194,980)	(194,980)	(194,980)	(194,980)	(194,980)	(194,980)	(194,980)	(454,335)	(454,335)
SBITA (GASB 96)											
Leases (Annual) :Equipment,	(531,200)	(548,700)	(566,900)	(585,800)	(605,400)	(625,700)	(646,800)	(668,700)	(688,761)	(709,424)	(709,424)
Total Expenses	(185,968,211)	(191,922,992)	(199,029,528)	(204,812,489)	(210,658,774)	(216,739,093)	(222,931,645)	(229,371,352)	(235,928,216)	(243,005,154)	(249,929,135)
Gain/Loss	8,512,843	7,826,773	1,511,099	4,928,254	1,508,970	2,140,876	(1,512,940)	(934,178)	(4,835,152)	(4,313,771)	(8,459,017)
CPF Transfer	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)	(15,000,000)
Change to Fund Balance	(6,487,157)	(7,173,227)	(13,488,901)	(10,071,746)	(13,491,030)	(12,859,124)	(16,512,940)	(15,934,178)	(19,835,152)	(19,313,771)	(23,459,017)
Ending Fund Balance	44,513,042	37,339,816	23,850,914	13,779,168	288,138	(12,570,986)	(29,083,926)	(45,018,104)	(64,853,256)	(84,167,027)	(107,626,044)
Reserve Threshold (%)	24%	19%	12%	7%	0%	-6%	-13%	-20%	-27%	-35%	-43%
Amount to/from 23% Reserve	1,740,354	(6,802,473)	(21,925,877)	(33,327,704)	(48,163,380)	(62,420,978)	(80,358,204)	(97,773,515)	(119,116,746)	(140,058,212)	(165,109,745)
	0	0	0	0	0	0	1,512,939.77	934,177.87	4,835,151.96	4,313,771.11	8,459,016.84

Capital Plan

	Projection										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Equipment											
Technology Refresh - Lifecycle Replacement						500,000	515,000	530,450	546,364	562,754	579,637
HPe Server / Storage - SMFR Business Core system replacement	350,000										
Replace the DSX Door Security System	150,000	150,000									
Vmware servers Dispatch replacement		500,000									
Dispatch 2 backup centers computers refresh			105,000								
Centennial Air Communication Systems			70,000								
Palo Alto Firewall replacement (mineral, Station 45, 22)				250,000	250,000						
Dispatch Center computers replacements				130,000							
Getax Docking Stations replacement (size changes)				150,000							
MDC replacement (tablets)				300,000	300,000						
MCU station alerting upgrades					300,000						
ERP Enhancements (Powerapp)	50,000										
EMS equipment - Lifepaks											
Tech Gen											
Dispatch Console replacement (radios, software, etc)				1,200,000							
Bunker Gear Lifecycle Replacement (See BunkerGearExpiring)	512,500	527,875	543,711	560,023	576,823	594,128	611,952	630,310	649,220	668,696	688,757
Bunker Gear Recruits X 2 sets	328,000	337,840	347,975	358,414	369,167	380,242	391,649	403,399	415,501	427,966	440,805
Radios: mobile on vehicles			1,429,000	1,000,000		2,500,000	2,000,000				
Annual Station and Gym Equipment replacement	23,000	23,690	24,401	25,133	25,887	26,663	27,463	28,287	29,136	30,010	30,910
SCBAs Replacement				2,500,000	3,500,000						
SCBA Equipment 2025 Ask:39's Compressor/(2) Fill Stations/(12) A	167,000	172,000	177,160	50,000	50,000	100,000	103,000	106,090	109,273	112,551	115,927
(1) PortaCount Model 8048-T @ \$17,300 + 5 Year Maint. Plan @ :	23,000										
Thermal Imaging Cameras (TIC) and 3 Reserve Thermal Imaging C	18,000										
Reserve Extrication Tools (request was removed in 2024)	50,000										
Replacement/reserve hose.	66,500										
Year one of K-Saw (Cutoff Saw) phased 5 year replacment (11 per	35,189	36,245	37,332	38,452	39,606						
Other Equipment Replacement		291,755	322,840	450,000	450,000	400,000	397,000	393,910	390,727	387,449	384,073
Centennial prop equipment (not budgeted/fully reimbursed)											
Total Equipment	1,773,189	2,039,405	3,057,419	7,012,022	5,861,482	4,501,033	4,046,064	2,092,446	2,140,219	2,189,426	2,240,109
Facilities											
Logistics warehouse lease OPEX - moved to G&A											
JSF Gym Floor	70,000										
JSF and TJ burn can enclosure (have replaced quote)	150,000										
HQ Remodel/ Mineral Basement Remodel	1,000,000										
Existing facilities maintenance / remodels	1,267,875	1,331,269	1,397,832	1,467,724	1,541,110	1,618,165	1,699,074	1,784,027	1,801,868	1,819,886	1,838,085
MFTC Training Center											
Sleep Hygiene Project											
Remodel at JSF											
Land for station 16	1,500,000										
Fleet Rebuild						15,000,000	15,000,000				
Station 1 (15)	1,300,684										
Station 2 placeholder											
Station 3 placeholder				519,629	4,936,475	4,936,475					
Station 4 placeholder							572,891	5,442,464	5,442,464		
Station 5 (Anthology, SR, or LT)										767,729	6,909,557
Station Rebuilds		494,885	4,701,405	5,221,034	4,936,475	4,936,475	572,891	5,442,464	5,442,464	767,729	6,909,557
Facilities Total	5,288,559	1,826,154	6,099,237	6,688,758	6,477,585	21,554,640	17,271,965	7,226,491	7,244,331	2,587,615	8,747,643
Vehicles	1,350,000	8,105,000	5,167,192	4,463,292	5,697,000	5,066,000	5,286,495	4,120,153	5,805,719	5,758,413	5,805,719
Upfitting	202,500	1,215,750	775,079	669,494	854,550	759,900	792,974	618,023	870,858	863,762	870,858
Vehicles Total	1,552,500	9,320,750	5,942,270	5,132,786	6,551,550	5,825,900	6,079,469	4,738,176	6,676,577	6,622,175	6,676,577
Total Capital Projects	8,614,248	13,186,309	15,098,926	18,833,566	18,890,617	31,881,573	27,397,498	14,057,113	16,061,127	11,399,216	17,664,328
Revenues	615,000	608,885	669,449	683,712	604,966	522,824	113,856	-	-	-	-
GF Transfer	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Total Expenses	8,614,248	13,186,309	15,098,926	18,833,566	18,890,617	31,881,573	27,397,498	14,057,113	16,061,127	11,399,216	17,664,328
Anticipated Balance	24,355,383	26,777,959	27,348,481	24,198,628	20,912,976	4,554,228	(7,729,415)	(6,786,528)	(7,847,655)	(4,246,871)	(6,911,199)



Questions

BOARD OF DIRECTORS AGENDA ITEM

STAFF REPORT



Meeting Date: 10/7/2024

Agenda Item Type: Action Item

Agenda Item: Resolution No. 2024-07: Resolution and Order of Exclusion (Castle Cliff Estates) – Initial Adoption

Submitted By: Mike Dell’Orfano, Chief Government Affairs Officer

Approved: Bob Baker, Fire Chief

SUMMARY:

The Castle Cliff Estates development is located on the west side of Daniels Park Road approximately 2 miles north of the intersection of US Highway 85 and Daniels Park Road. The area is almost completely within the West Douglas County Fire Protection District’s boundaries, but a small, 2-acre portion is in South Metro. The request is for South Metro to exclude the property so that it can be included into West Douglas. The exclusion process starts with an initial adoption of the attached Resolution and Order of Exclusion.

BACKGROUND:

The developer of this land is currently completing the Minor Development Plat process with Douglas County in order to create 10 residential lots of at least 2 acres in size. Currently, the site is used for horse boarding, training, and a single residential house. The proposed development sits right at the border of South Metro and West Metro’s districts, with only 2 of the 55 acres located in South Metro. The land to the south and on the west side of Daniels Park Rd. is within West Douglas. After discussions with West Douglas, it was agreed that the property should be located in only one fire district and that West Douglas was the most appropriate.

The exclusion/inclusion process is coordinated between the two fire districts. In short, the owner/developer confirms the desire to be within one fire district, South Metro initially approves the exclusion, West Douglas approves the inclusion and files with the Court, South Metro gives a final approval of the exclusion in a public hearing, both parties file motions to the court for approval, and the Court orders are sent to the Clerk and Recorder. Since West Douglas’ mill levy (8.35 mills) is lower than South Metro’s (9.25 mills), an election for the exclusion/inclusion is not required.

FINANCIAL IMPACT:

The anticipated revenue loss, based on a 2023 assessed value of \$2,920, is approximately \$27. The owner/developer will reimburse the costs associated with the exclusion/inclusion process.

STRATEGIC INITIATIVE:

The exclusion of this property aligns with the philosophy that, when allowed by law and deemed appropriate, properties should be located within a single fire protection district.

RECOMMENDED ACTION/MOTION:

Recommended motion:

MOTION: I move to approve the initial adoption of Resolution No. 2024-07: Resolution and Order of Exclusion (Castle Cliff Estates).

ALTERNATIVE OPTIONS:

If the board, after considering all of the factors set forth in Section 32-1-501, C.R.S., determines that the property described in the petition should not be excluded from South Metro, it shall order that the petition be denied.

ATTACHMENTS:

Resolution No. 2024-07: Resolution and Order of Exclusion (Castle Cliff Estates)

Property Owner Acknowledgement

Map

Douglas County Assessor's Parcel Information

Minor Development Permit

SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT

RESOLUTION NO. 2024-07

RESOLUTION AND ORDER OF EXCLUSION

(Castle Cliffs Estates)

WHEREAS, South Metro Fire Rescue Fire Protection District (“South Metro”) presently provides fire protection and emergency medical services to property owners and inhabitants within its boundaries; and

WHEREAS, West Douglas County Fire Protection District (“West Douglas”) also presently provides fire protection and emergency medical services to property owners and inhabitants within its boundaries; and

WHEREAS, the Board of Directors of South Metro has determined that it is beneficial to exclude the real property described on Exhibit A attached hereto and incorporated herein by this reference (“Property”) from South Metro pursuant to the provisions of Sections 32-1-501(1.5) and 32-1-501(4), C.R.S., on the condition that the Property thereafter immediately be included within West Douglas; and

WHEREAS, on initial approval of this Resolution it is anticipated that by Resolution No. 2024-** dated *****, (“Inclusion Resolution”), West Douglas will agree to include the Property into West Douglas immediately after the effective date of the Court’s Order excluding the Property from South Metro, which Inclusion Resolution will be filed with the District Court of Douglas County, Colorado, as required by Section 32-1-501(4)(a)(II)(B), C.R.S., and thereafter West Douglas will provide the same services to the Property as provided by South Metro; and upon final approval of this Resolution a copy of the approved Inclusion Resolution will be and is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, the mill levy assessed by West Douglas against all property within its boundaries, exclusive of any mill levy for refunds or abatements, is currently 8.35 mills. The mill levy assessed by South Metro against all property within its boundaries, exclusive of any mill levy for refunds or abatements, is currently 9.250 mills. West Douglas’s mill levy is equal to or less than the mill levy assessed by South Metro, and as a result, no election for the exclusion of the Property from South Metro and inclusion of the Property into West Douglas is required pursuant to Section 32-1-501(4)(c)(I), C.R.S.; and

WHEREAS, South Metro has no outstanding obligations related to capital improvements which will remain obligations of the property owners within its boundaries until paid; and

WHEREAS, the Board of Directors, having reviewed all relevant information related thereto, hereby determines that:

A. The exclusion of the Property will be in the best interests of all of the following: (i) the Property itself; (ii) South Metro; and (iii) the counties in which South Metro is located;

B. The relative costs and benefits to the Property justify exclusion from South Metro and inclusion within West Douglas;

C. The ability of South Metro to provide economical and sufficient service to both the Property to be excluded and all of the properties within South Metro's boundaries are the same;

D. South Metro is able to provide services to the Property, but the costs of providing services by West Douglas will be less than the cost of providing services solely by South Metro;

E. There will be no effect on employment and other economic conditions in South Metro and surrounding area if this Resolution is or is not finally adopted;

F. There will be no economic impact on the region or on South Metro, surrounding area, or the state as a whole if this Resolution is or is not finally adopted;

G. There are no economically feasible alternative services available except from West Douglas;

H. There will be no additional cost levied on other property within South Metro as a consequence of the exclusion; and

I. South Metro currently has no outstanding bonded indebtedness for which the Property is liable.

WHEREAS, on initial approval of this Resolution it is anticipated that letter notification of the public hearing of the Board of Directors to consider final adoption of this Resolution will be mailed to the fee owners of 100% of all the real property proposed to be excluded, as listed on the records of the County Assessor, not more than 45 days and no less than 30 days prior to such public hearing, pursuant to Section 32-1-501(1.5)(b)(I), C.R.S.; and upon final approval of this Resolution the Board will confirm and does hereby confirm such notice was provided as anticipated and required, as set forth in Exhibit C; and

WHEREAS, upon initial approval of this Resolution it is anticipated that the Board will provide notice of the public hearing to consider final adoption of this Resolution by publication in the Douglas County News-Press in Douglas County, a newspaper of general circulation within South Metro, pursuant to Section 32-1-501(2), C.R.S.; and upon final approval of this Resolution the Board will confirm and does hereby confirm that such

notice was published as anticipated and required and a copy of the notice will be and is attached hereto as Exhibit C and incorporated herein by this reference; and

WHEREAS, the exclusion of the Property was initially considered by the Board of Directors at a meeting held *****, 2024; and

WHEREAS, no person has filed a written objection to this exclusion except as will be noted in the minutes of the public hearing or the minutes of the meeting at which this Resolution is considered for final approval, and any written objection will be and as of final approval of this Resolution has been duly considered by the Board; and

WHEREAS, the exclusion of the Property is deemed in the best interest of the health and safety, prosperity, security and general welfare of the Property owners and inhabitants of the Property and of South Metro, and for the orderly and uniform administration of South Metro's affairs.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of South Metro Fire Rescue Fire Protection District, pursuant to the provisions of Sections 32-1-501(1.5) and 32-1-501(4), C.R.S., hereby approves the exclusion of the Property from the boundaries of South Metro Fire Rescue Fire Protection District; and

IT IS THEREFORE ORDERED that:

1. The Property described in Exhibit A attached hereto and incorporated herein shall be excluded from South Metro Fire Rescue Fire Protection District.
2. The boundaries of South Metro Fire Rescue Fire Protection District shall be altered by the exclusion of the Property.
3. Such exclusion shall be contingent upon the District Court of Douglas County, Colorado, in which Court an Order was entered establishing this District, having entered an Order that such real property be excluded from South Metro Fire Rescue Fire Protection District, and thereafter the District Court of Douglas County, Colorado, in which Court an Order was entered establishing West Douglas, immediately order the Property included within South Metro Fire Rescue Fire Protection District, pursuant to Section 32-1-501(4)(b), C.R.S.

The foregoing Resolution and Order of Exclusion was initially adopted by a vote of _____ in favor and _____ against at a meeting of the Board of Directors of South Metro Fire Rescue Fire Protection District, duly called and held on October 7, 2024 at the hour of 6:00 p.m.

South Metro Fire Rescue Fire Protection District

By: _____
Jim Albee, Chair

ATTEST:

Sue Roche, Secretary

The foregoing Resolution and Order of Exclusion was finally adopted by a vote of ___ in favor and ___ against at a meeting of the Board of Directors of South Metro Fire Rescue Fire Protection District, duly called and held on November 4, 2024, at the hour of 6:00 p.m.

South Metro Fire Rescue Fire Protection District

By: _____
Jim Albee, Chairman

ATTEST:

Sue Roche, Secretary

**EXHIBIT A TO
RESOLUTION AND ORDER OF EXCLUSION**

Description of Property to be Excluded

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, SOUTH 88°30'26" WEST, A DISTANCE OF 733.75 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE DEPARTING SAID SOUTH LINE, NORTH 29°49'54" EAST, A DISTANCE OF 298.66 FEET;

THENCE SOUTH 51°24'39" EAST, A DISTANCE OF 243.09 FEET;

THENCE NORTH 88°26'51" EAST, A DISTANCE OF 399.06 FEET TO THE WESTERLY RIGHT-OF-WAY OF DANIELS PARK ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 33°08'05" EAST, A DISTANCE OF 40.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 643.88 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'54", AN ARC LENGTH OF 73.03 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 88°30'26" WEST, A DISTANCE OF 62.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.182 ACRES, (95,050 SQUARE FEET), MORE OR LESS.

EXHIBIT B TO
RESOLUTION AND ORDER OF EXCLUSION
West Douglas Inclusion Resolution

EXHIBIT C TO
RESOLUTION AND ORDER OF EXCLUSION

**Mailed and Published Notice of Exclusion Hearing, Certificate of Mailing, and
Certificate of Publication**

SOUTH METRO FIRE RESCUE



August 29, 2024

Mr. Mark Nickless
OMSC, LLC
8678 Concord Center Dr. #200
Englewood, CO 80112

VIA E-MAIL

Re: Castle Cliff Estates Exclusion from South Metro Fire Rescue Fire Protection District and Inclusion into West Douglas County Fire Protection District

Dear Mark:

As we have discussed previously, it is my understanding that the majority of your Castle Cliff Estates development is located within the West Douglas County Fire Protection District. However, a small portion of the development, described on the attached Exhibit and consisting of a little over 2 acres, is within the South Metro Fire Rescue Fire Protection District. It is also my understanding that you would like this property to be excluded from South Metro and included into West Douglas. If this is accurate, please sign and return a copy of this letter and Attachment to me and I will work with the West Douglas Fire Chief to bring the proposal to the Districts' respective Boards of Directors and if approved, obtain the necessary Court Orders to accomplish the exclusion/inclusion.

Please contact me at (720) 989-2232 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Michael E. Dell'Orfano".

Michael E. Dell'Orfano
Chief Government Affairs Officer

Cc: West Douglas Fire Chief John Oravez

Attachments:
Acknowledgement
Exhibit

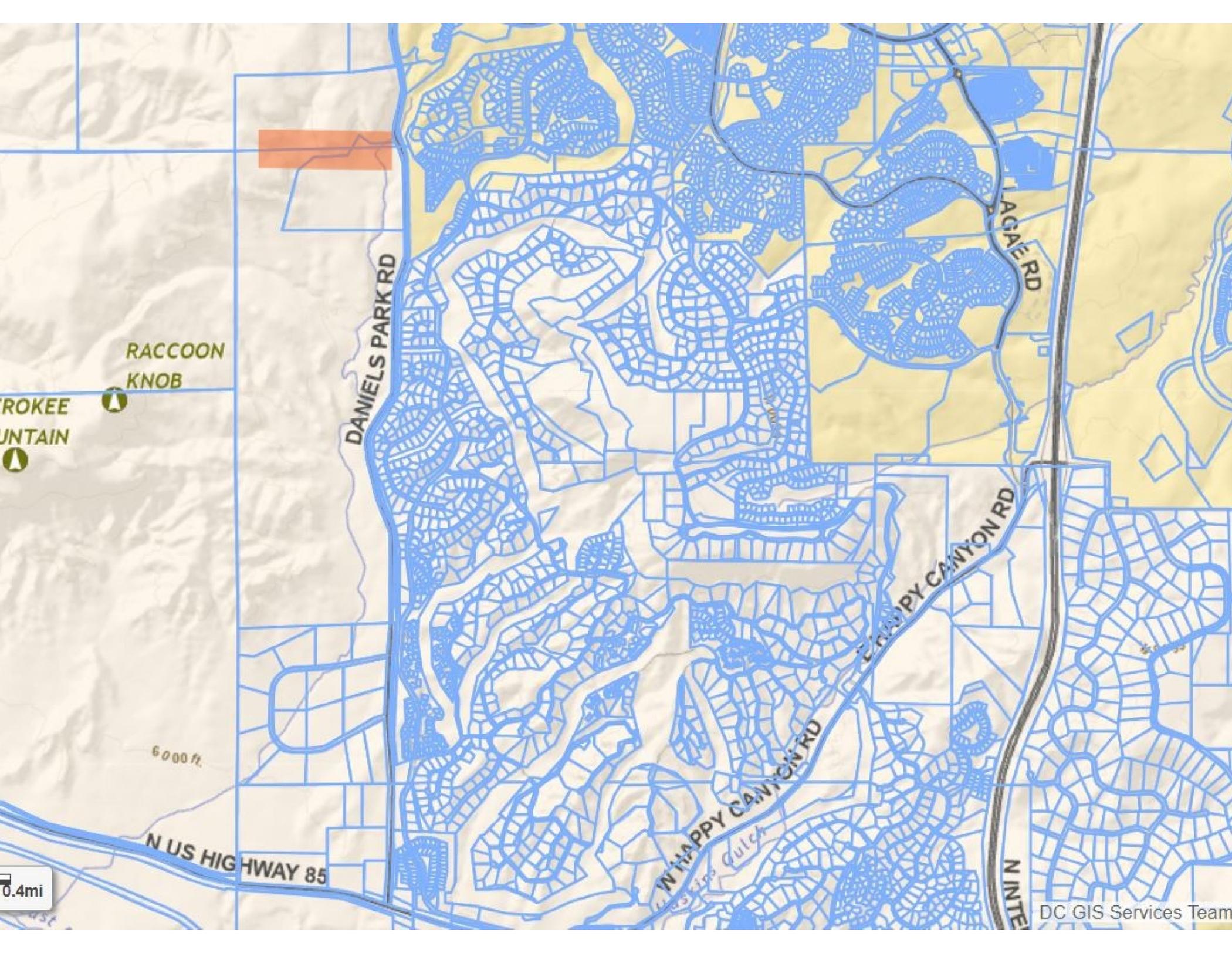
ACKNOWLEDGEMENT: Castle Cliff Estates Exclusion/Inclusion

As the SEPTEMBER 3 of 2024, I agree with the exclusion of the property described on the attached Exhibit from South Metro Fire Rescue Fire Protection District and inclusion of it into West Douglas County Fire Protection District.

By: MICHAEL MAPLES Manager, Maples LLC
Property Owner and Developer

Name: 

Date: 9/3/24



RACCOON
KNOB

ROOKEE
MOUNTAIN

DANIELS PARK RD

LACIER RD

HAPPY CANYON RD

W HAPPY CANYON RD

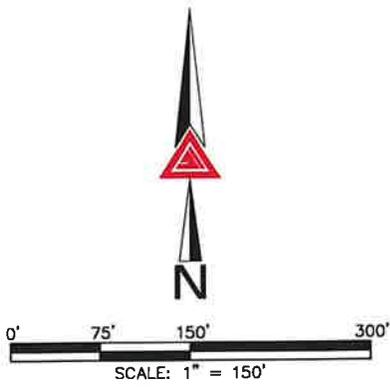
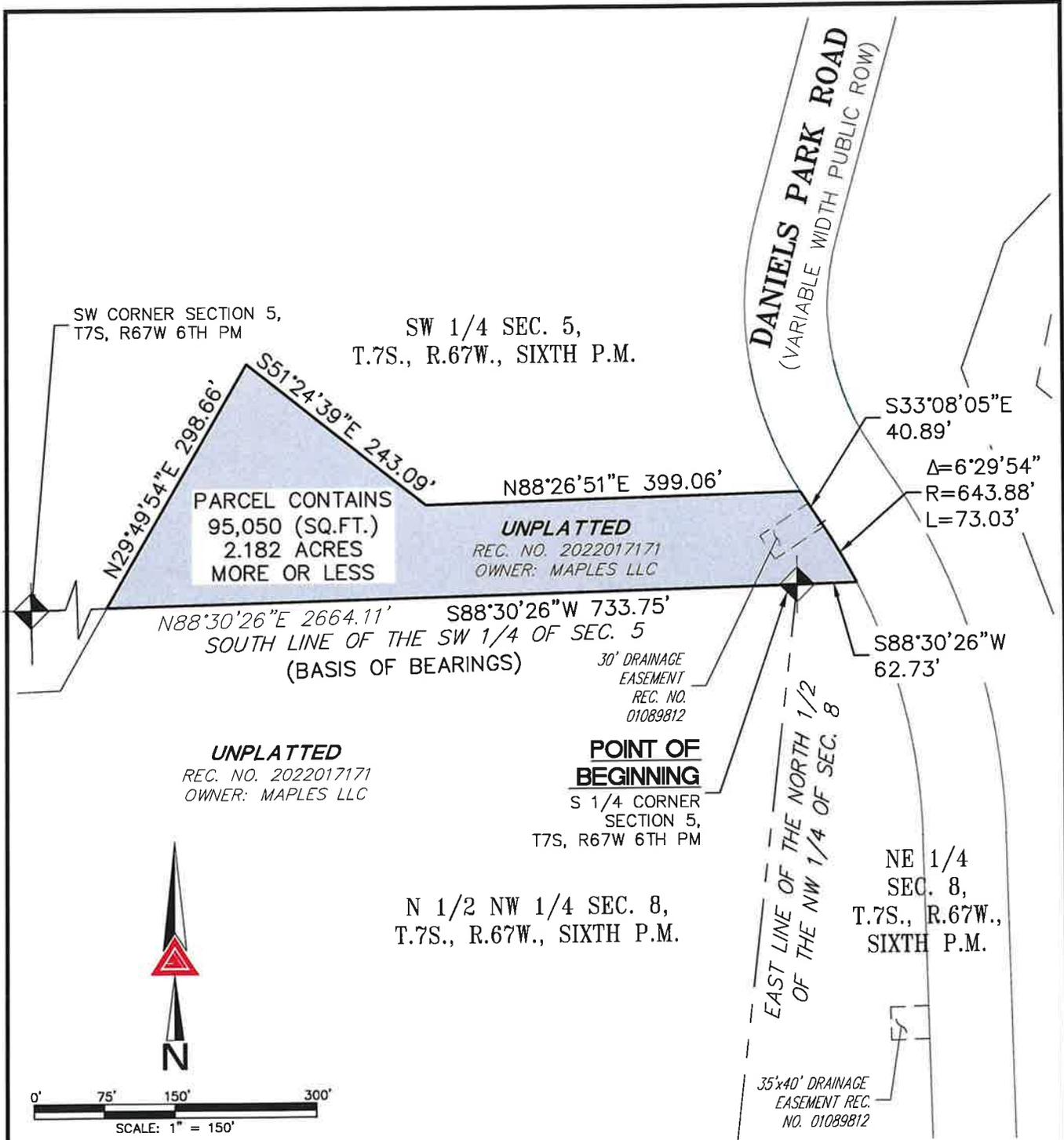
N US HIGHWAY 85

6000 ft

0.4mi

DC GIS Services Team

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

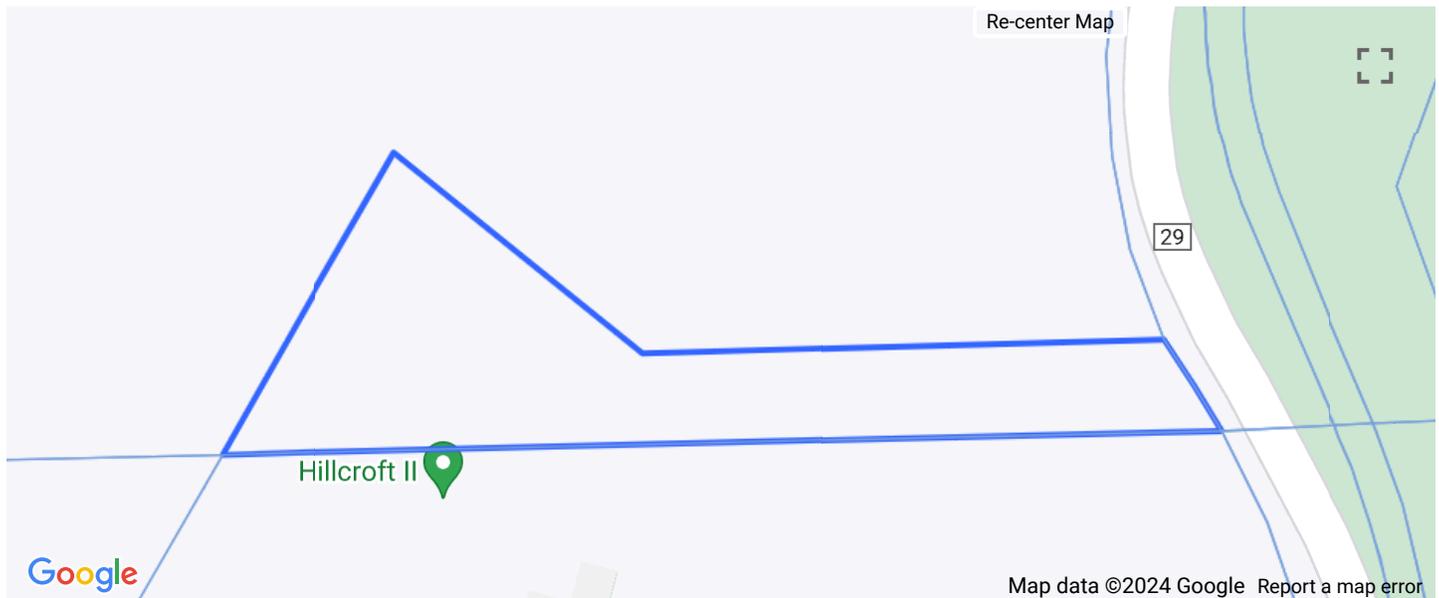
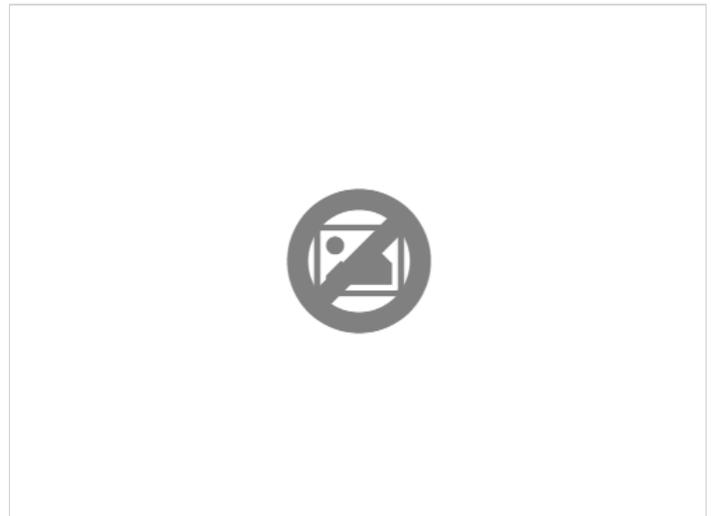
<p style="font-size: small; margin-top: 5px;">300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com</p>	<p>WEST DOUGLAS FIRE DISTRICT SW 1/4 SECTION 5, T7S, R67W 6TH P.M. DOUGLAS COUNTY, COLORADO</p>
	<p>PATH: Q:\183122-01 - CASTLE CLIFF ESTATES\DWG\EXHIBITS\WEST DOUGLAS FIRE DISTRICT PARCEL.DWG JOB NUMBER: 183122-01 DATE: 07/08/2024 DWG: TP CHK: AKP 2 OF 2 SHEETS</p>

Displaying data for the year 2024

No Address

Ownership Information

MAPLES LLC
223 LARKSPUR AVE
CORONA DEL MAR, CA 92625



Account #: R0349361
State Parcel #: 2351-053-00-001
Account Type: Residential
Tax District: 3468
Neighborhood-Ext:

Owner Info

MAPLES LLC
223 LARKSPUR AVE
CORONA DEL MAR, CA 92625

Public Land Survey System (PLSS) Location

Quarter: SW; Section: 5; Township: 7; Range: 67

Building Count: 0
Building Permit Authority:
Douglas County
Phone: 303-660-7497

Subdivision

Name: METES AND BOUNDS
Reception No: 0000051

Location Description

TR IN S1/2S1/2 5-7-67 1.9 AM/L MTD 0240602

Disclaimer

The location description may not be a complete legal description of the property.

Tax Authorities

ID	Authority Name	Mills	Tax Rate	Est. Tax Amount
2001	Douglas County Re-1 School District	40.730	4.0730%	\$119
0001	Douglas County Government	19.774	1.9774%	\$58
4014	South Metro Fire Rescue Fire Protection District	9.250	0.9250%	\$27
2004	Douglas County Schools - Debt Service	5.204	0.5204%	\$15
0002	Douglas County Law Enforcement	4.500	0.4500%	\$13
4390	Douglas Public Library District	3.513	0.3513%	\$10
4002	Urban Drainage & Flood Control District	0.900	0.0900%	\$3
4392	Urban Drainage & Flood South Platte	0.100	0.0100%	\$0
2002	Douglas County Schools - Cap Reserve	0.000	0.0000%	\$0
2003	Douglas County Schools - Insurance Reserve	0.000	0.0000%	\$0
4077	Douglas County Soil Conservation District	0.000	0.0000%	\$0
Total:	11 Authorities	83.971	8.3971%	\$245

CASTLE CLIFF ESTATES FILING NO. 1

A PART OF THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

55.000 ACRES - 10 RESIDENTIAL LOTS - 3 TRACTS - SB2024-011

SHEET INDEX

SHEET 1 LEGAL DESCRIPTION, DEDICATION, NOTES, LAND USE TABLES, SIGNATURE BLOCKS, VICINITY MAP
SHEET 2 OVERALL BOUNDARY, LOT/TRACT DIMENSIONS, EXISTING EASEMENTS
SHEET 3 PROPOSED EASEMENT DIMENSIONS

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8 AND THE SOUTH HALF OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8, SOUTH 00°52'24" EAST, A DISTANCE OF 1331.64 FEET TO THE NORTH SIXTEENTH CORNER OF SECTIONS 7 AND 8;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8, NORTH 88°10'39" EAST, A DISTANCE OF 2494.79 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'03" WEST, A DISTANCE OF 1,709.51 FEET;

THENCE NORTH 14°24'14" EAST, A DISTANCE OF 1,028.23 FEET;

THENCE NORTH 50°53'22" EAST, A DISTANCE OF 336.13 FEET;

THENCE NORTH 87°15'10" EAST, A DISTANCE OF 559.55 FEET;

THENCE NORTH 29°49'54" EAST, A DISTANCE OF 399.33 FEET;

THENCE SOUTH 51°24'39" EAST, A DISTANCE OF 243.09 FEET;

THENCE NORTH 88°26'51" EAST, A DISTANCE OF 399.06 FEET TO THE WESTERLY RIGHT-OF-WAY OF DANIELS PARK ROAD AS DESCRIBED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBERS 2003173278, 2008059877, 2008059878;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1) SOUTH 33°08'05" EAST, A DISTANCE OF 40.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 643.88 FEET;

2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°29'30", AN ARC LENGTH OF 353.90 FEET;

3) SOUTH 01°38'35" EAST, A DISTANCE OF 1,050.18 FEET;

THENCE SOUTH 89°21'03" WEST, A DISTANCE OF 310.59 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 55.000 ACRES, (2,395,817 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CASTLE CLIFF ESTATES FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. UTILITY EASEMENTS AND SECONDARY DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER

MAPLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: MICHAEL MAPLES, PRESIDENT

STATE OF _____)

)SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024

BY MICHAEL MAPLES AS PRESIDENT OF MAPLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LIENHOLDER

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
AS "LENDER" AND BENEFICIARY UNDER THAT CERTAIN CORPORATION ASSIGNMENT
OF DEED OF TRUST RECORDED ON 10/24/2023 AT RECEPTION NUMBER
2023045572

BY: _____

NAME: _____

AS: _____

STATE OF COLORADO)

)SS

COUNTY OF DOUGLAS)

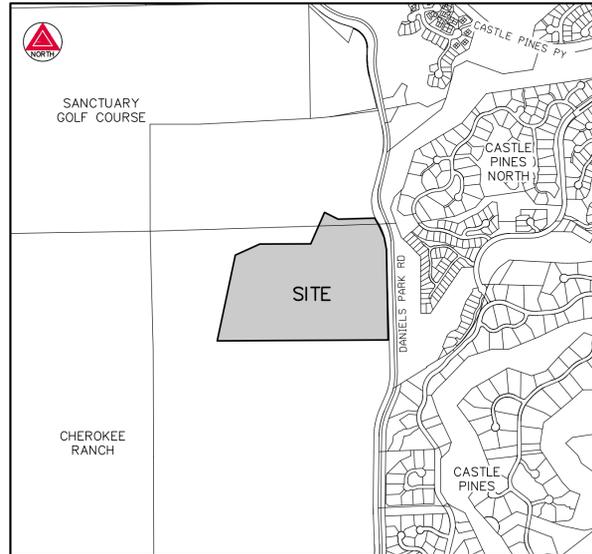
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS _____ OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



VICINITY MAP

SCALE: 1" = 1000'

NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON SEPTEMBER 20, 2022.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR SOUTH 00°52'24" EAST, A DISTANCE OF 1331.64 FEET AND IS MONUMENTED AS SHOWN HEREON.
- HERITAGE TITLE COMPANY, INC ORDER NO. H0577956-322-10A, ENDORSEMENT DATE FEBRUARY 13, 2024 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0160G, WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2020, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS - ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD"
- TRACTS A, B, AND C, SHALL BE OWNED AND MAINTAINED BY THE CASTLE CLIFF ESTATES HOME OWNERS ASSOCIATION (CCE HOA), ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITIES AND DRAINAGE.
- ALL LOT LINES ARE TO BE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS, AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY THE CASTLE CLIFF ESTATES HOME OWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF ACCESSING, MAINTAINING, CONSTRUCTING, RECONSTRUCTING, REMOVING AND REPAIR OF DRAINAGE FACILITIES AND RELATED APPURTENANCES.
- THE 25-FOOT UTILITY, ACCESS, AND DRAINAGE EASEMENT, AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY THE CASTLE CLIFF ESTATES HOME OWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES OF UTILITIES, ACCESS, AND DRAINAGE.
- A SECONDARY DRAINAGE EASEMENT ACROSS THE DRAINAGE EASEMENTS AND TRACTS A, B AND C AS SHOWN HEREON IS HEREBY GRANTED TO DOUGLAS COUNTY FOR THE PURPOSES OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT THE CASTLE CLIFF ESTATES HOME OWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER CASTLE CLIFF ESTATES FILING NO. 1 (THE "SUBDIVISION") IS ALSO HEREBY GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED WITHIN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK. THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY WILL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
- AT THE TIME OF CONSTRUCTION, ESPECIALLY DURING EXCAVATION AND GRADING, THE OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL EXERCISE REASONABLE CARE IN OBSERVANCE FOR THE PRESENCE OF HISTORIC, PALEONTOLOGICAL OR OTHER CULTURAL RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.

TRACTS AND PRIVATE DRIVE SUMMARY CHART					
TRACTS	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
A	141,717	3.253	CCE HOA	CCE HOA	OPEN SPACE/UTILITIES/DRAINAGE
B	206,343	4.737	CCE HOA	CCE HOA	OPEN SPACE/UTILITIES/DRAINAGE
C	62,449	1.434	CCE HOA	CCE HOA	OPEN SPACE/UTILITIES/DRAINAGE
TOTAL	410,509	9.424			

THIS SUBDIVISION PLAT CONTAINS 10 RESIDENTIAL LOTS AND 3 TRACTS
CCE HOA = CASTLE CLIFF ESTATES HOME OWNERS ASSOCIATION

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (10)	1,985,308	45.576	82.87
TRACTS (3)	410,509	9.424	17.13
TOTALS	2,395,817	55.000	100.00

LAST REVISED: 2024-04-08

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MAPLES, LLC		DATE OF PREPARATION:	10/24/2022
	450 NEWPORT CENTER DR, SUITE 300 NEWPORT BEACH, CA 92660		SCALE:	N/A
			SHEET 1 OF 3	

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 20, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND, AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2024

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR, COLORADO P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE VERIFICATION

WE, HERITAGE TITLE COMPANY, INC. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

HERITAGE TITLE COMPANY, INC

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)

)SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.

BY _____ AS _____

OF HERITAGE TITLE COMPANY, INC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

PLANNING COMMISSION CERTIFICATE

THE MINOR DEVELOPMENT FINAL PLAT (SB2024-011) WAS REVIEWED BY THE PLANNING

COMMISSION ON _____, 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ____ DAY OF _____, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS AND SECONDARY DRAINAGE EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2024.

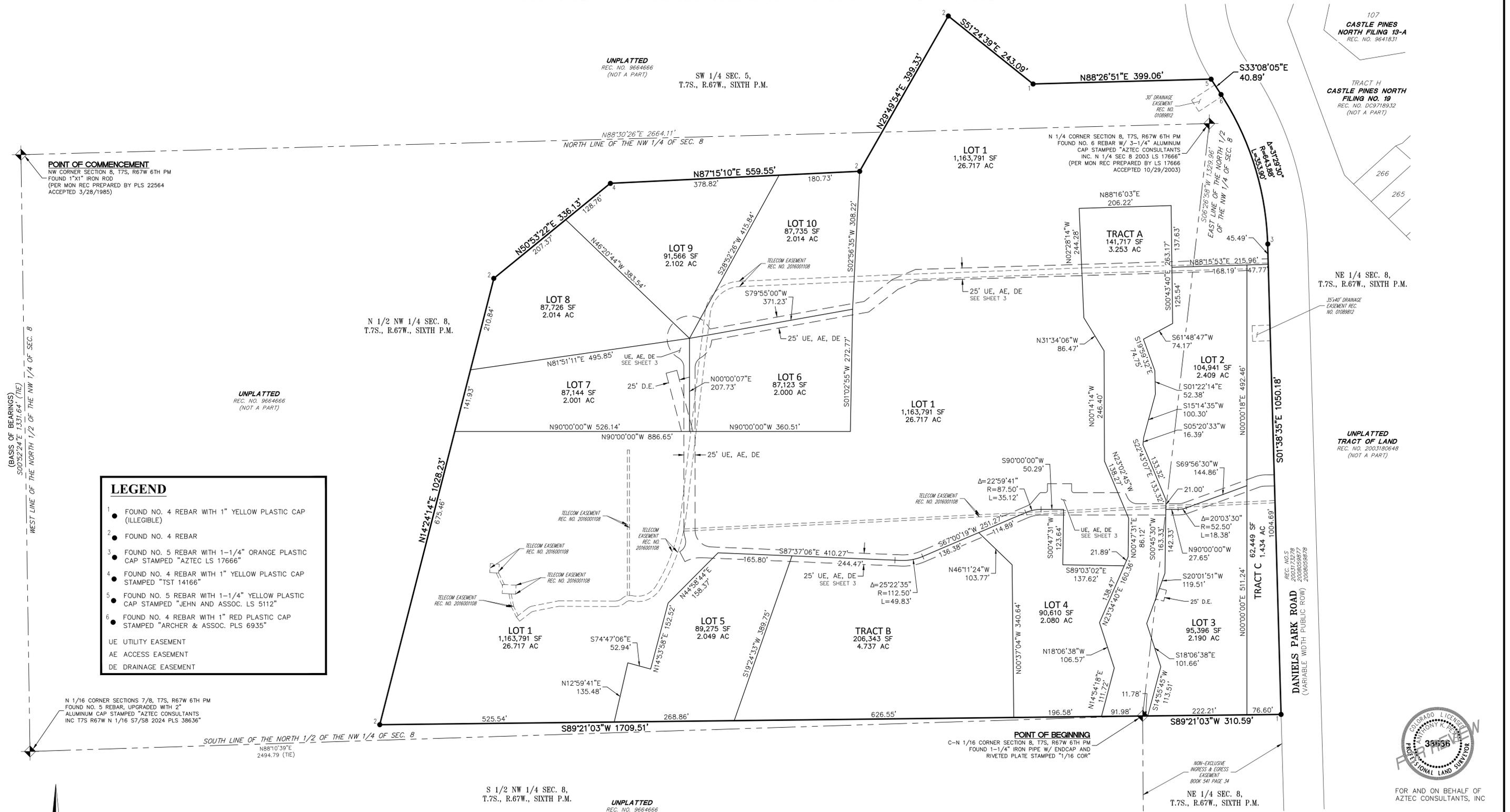
A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

CASTLE CLIFF ESTATES FILING NO. 1

A PART OF THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

55.000 ACRES - 10 RESIDENTIAL LOTS - 3 TRACTS - SB2024-011



POINT OF COMMENCEMENT
NW CORNER SECTION 8, T7S, R67W 6TH PM
FOUND 1"X1" IRON ROD
(PER MON REC PREPARED BY PLS 22564
ACCEPTED 3/28/1985)

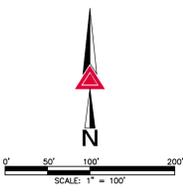
(BASIS OF BEARINGS)
S00°32'24"E 1331.64' (TIE)
WEST LINE OF THE NORTH 1/2 OF THE NW 1/4 OF SEC. 8

LEGEND

- 1 ● FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP (ILLEGIBLE)
 - 2 ● FOUND NO. 4 REBAR
 - 3 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 17666"
 - 4 ● FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "TST 14166"
 - 5 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "JEHN AND ASSOC. LS 5112"
 - 6 ● FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "ARCHER & ASSOC. PLS 6935"
- UE UTILITY EASEMENT
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT

N 1/16 CORNER SECTIONS 7/8, T7S, R67W 6TH PM
FOUND NO. 5 REBAR, UPGRADED WITH 2"
ALUMINUM CAP STAMPED "AZTEC CONSULTANTS
INC T7S R67W N 1/16 S7/S8 2024 PLS 38636"

POINT OF BEGINNING
C-N 1/16 CORNER SECTION 8, T7S, R67W 6TH PM
FOUND 1-1/4" IRON PIPE W/ ENDCAP AND
RIVETED PLATE STAMPED "1/16 COR"



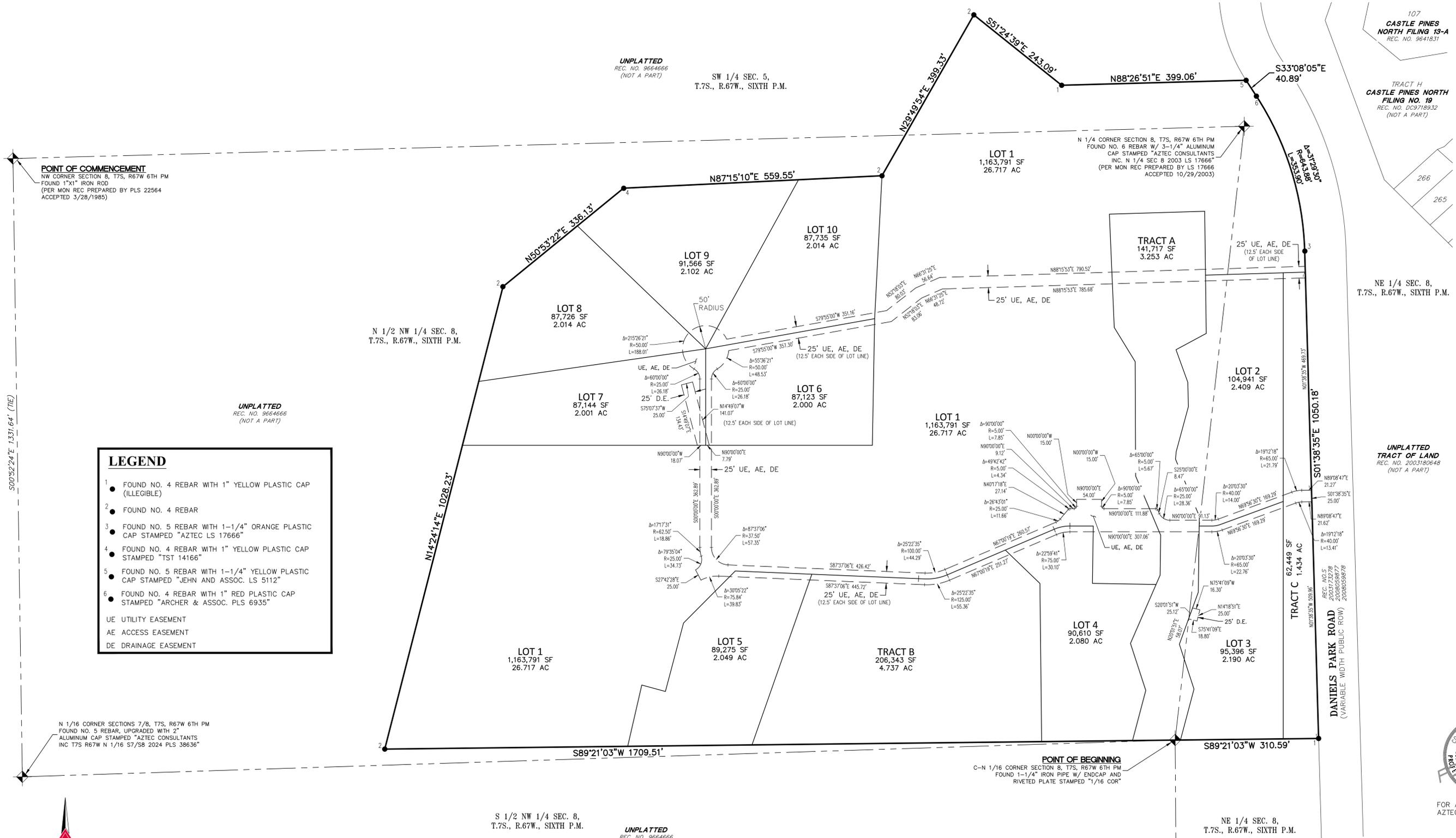
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER MAPLES, LLC</p> <p>450 NEWPORT CENTER DR, SUITE 300 NEWPORT BEACH, CA 92660</p>	<p>DATE OF PREPARATION: 10/24/2022</p> <p>SCALE: 1" = 100'</p> <p>SHEET 2 OF 3</p>
	<p>AzTec Proj No.: 183122-01</p> <p>Drawn By: TP</p>	

CASTLE CLIFF ESTATES FILING NO. 1

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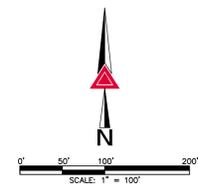
POINT OF BEGINNING
C-N 1/16 CORNER SECTION 8, T7S, R67W 6TH PM
FOUND 1-1/4" IRON PIPE W/ ENDCAP AND
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LEGEND

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- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 17666"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "TST 14166"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "JEHN AND ASSOC. LS 5112"
- FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "ARCHER & ASSOC. PLS 6935"

UE UTILITY EASEMENT
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT

500'±22.4'E 1,331.64' (TIE)



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER	DATE OF PREPARATION:	10/24/2022
	MAPLES, LLC	SCALE:	1" = 100'
AzTec Proj. No.: 183122-01 Drawn By: TP	450 NEWPORT CENTER DR, SUITE 300 NEWPORT BEACH, CA 92660	SHEET 3 OF 3	