

South Metro Fire Rescue Fire Protection District
Board of Directors' Workshop Meeting Minutes
June 16, 2025

Present:	Jim Albee, Chair	John Curtis, Fire Chief
	Renee Anderson, Vice Chair	Mike Dell'Orfano, Chief Govt. Affairs Officer
	Rich Sokol, Treasurer	Kristin Eckmann, Deputy Chief – Community Services
	Sue Roche, Secretary (via Teams)	Matt Weller, Deputy Chief – Internal Services
	Kevin Leung	Camie Chapman, CHRO – Employee Services
	William Shriver	Stephanie Corbo, CFO – Business Services
		Bob Cole, Legal Counsel

Others Present: Department of Revenue Local Government Manager Brandon Davis, Aurora Mayor Mike Coffman, Lone Tree City Manager Seth Hoffman, Centennial City Manager Matt Sturgeon, SMFR Staff, Citizens

MEETING CALL TO ORDER

Chair Albee called the Workshop of the South Metro Fire Rescue Fire Protection District to order at 6:25 p.m. and welcomed everyone.

Chair Albee explained that the agenda will be rearranged, and the presentations will be first. The ability to collect sales tax with voter approval is brand new for Colorado fire districts, including SMFR. The presentations tonight are to help provide additional educational information for the Board.

PRESENTATIONS

1. **Sales Tax Overview**
 - a. **Department of Revenue Brandon Davis**
 - b. **Aurora Mayor Mike Coffman**
 - c. **Lone Tree City Manager Seth Hoffman & Centennial City manager Matt Sturgeon**

Chief Dell'Orfano provided an introduction of the speakers who are going to provide an overview of how sales taxes work, and how they are managed from the municipal perspective. All of the information will be taken into consideration along with other information received so that sometime in August the Board can determine how best to move forward with a revenue initiative.

Department of Revenue Local Government Manager Brandon Davis provided an overview of his agency which is a resource for local governments around their sales tax, sales tax concepts, trends overall & SMFR specific, sales tax vs. property tax, provided websites with additional information regarding Colorado sales tax rates in various formats.

At Director Sokol's request, Mr. Davis explained that although there are still some nuances, in Colorado, when a purchase is made, the sales tax rate is based on the location where the purchaser takes possession of the purchased property or first uses the purchased service.

At Director Anderson's request, Mr. Davis provided an overview of how the GIS system is a very useful tool for shipping and delivery to determine the tax, which can be imposed or modified either January 1 or July 1 yearly. The Colorado Department of Revenue creates and distributes a tax memo that is used by businesses to help report their taxable sales.

At Director Sokol's request, Mr. Davis stated that tax-exempt organizations should have exempt certificates that need to be presented at the time of purchase and assist the business in keeping track of exempt purchases.

At Director Leung's request, Mr. Davis explained that tariffs end up happening on the front end, before the product is on the shelf. If the tariff goes up, the sales tax on the purchase price likely goes up also, which may be a boost to the sales tax revenues. Over the past two or three years, the sales tax projections have been pretty flat but when spread out over five years, they reflect pretty strong growth.

At Director Sokol's request, Mr. Davis reported that his agency can only charge what is needed to administer the program. Special Districts are subject to the net incremental cost & receive a letter of projection and that fee is pulled throughout the year.

Aurora Mayor Mike Coffman stated that a portion of the City of Aurora is in SMFR's district and that he and the Mayors of Lone Tree, Parker, and Centennial urge SMFR to focus on pursuing a property tax increase if they intend to have a revenue ballot issue, which should have a greater chance of approval, leaving the sales tax revenues for the municipalities. Mayor Coffman provided a letter signed by these mayors that provides this same message.

At Director Anderson's request, Mayor Coffman stated that he does not recall when Aurora was successful in asking the taxpayers for an increase in property taxes, but historically property taxes go to school districts, counties and special districts.

Centennial City Manager Matt Sturgeon stated that Mayor Coffman covered a lot of the points already and reiterated why the cities are very protective of the sales tax revenue source & reviewed the sales and use tax as the primary source of revenue, sales tax rates, Centennial revenue types and expressed caution about how a sales tax request from SMFR would affect the cities. Lone Tree City Manager Seth Hoffman presented their city's revenue types & informed that they do not collect property tax and are extremely reliant on sales tax, excluding grocery tax, so they are very reliant on the approximately 30 million visitors each year making discretionary expenditures.

At Director Sokol's request, City Manager Hoffman confirmed there is real sensitivity to the stock market and consumer confidence when it comes to sales tax.

At Director Anderson's request, City Manager Hoffman stated that the Park Meadows Metro District is an overlay district, and the mall is inside that district. There is a sales tax share back which is a formula for road and bridge tax, much less than what's generated in Lone Tree. City Manager Sturgeon stated that it is similar in Centennial.

At Director Leung's request, City Manager Hoffman confirmed that Sams Club and Costco generate significant sales tax, but Park Meadows is 40-50 percent of the sales tax revenue. The Cities really want to continue the partnership with SMFR, but this is a really critical source of funding for them.

The Board thanked all for presenting their perspectives and additional details.

Chair Albee informed that there was a glitch in the posting of the meeting so as a precaution the guidance received from Legal Counsel was not to do any business and limit the scope to a workshop. The audit, filling the District 4 seat and condominium conversion are key governance items and polled the Board for availability for a special meeting before the audit and condominium approval deadlines at the end of the month.

All agreed to a Special Board Meeting on Monday, June 23rd at 6:00 p.m.

Chief Dell'Orfano stated Staff has a good process for posting meetings but as of tonight could not re-trace it and apologized that they could not be as productive as planned.

ADJOURNMENT

Chair Albee adjourned the meeting at 7:33 p.m.

Attested by: Jan E Albee

Date: Aug 4, 2025