

HIGHLANDS RANCH METROPOLITAN DISTRICT  
BOARD MEETING ADDENDUM

March 28, 2017

Addendum documents can also be viewed at  
<http://highlandsranch.org>

or

<http://intranet.highlandsranch.org/default.aspx>

- 2017 Budget Update
- Project Tracker
- Amended Fire Unification Decision Matrix



# 2017 Budget Update

March 28, 2017





# Changes since 2017 Budget Adoption

- › Progress with discussions with South Metro
  - Impact on future costs
  - May change site selection for new station
- › Change to residential assessment rate
  - Impact to 2018 revenue
  - Anticipate a decrease of 3% to 10% (\$788k to \$2.6m)



# 2017 Board Priorities

## › Fire & Emergency

- Medic Unit for Station 18 – ordered
- Replacement Engine for Station 17 - ordered
- Fire Station 20
  - › Recommend delay design process
  - › Hold at least until receive/evaluate South Metro proposal

## › Central Park

- Agreement is being developed
- Final design and cost estimate in process
- Budget is \$2 million from CTF with potential for additional \$1.5 million from Capital Projects Fund





# 2017 Board Priorities

- › Senior Services
  - Feasibility Study
    - › Recommend delay and review at June Retreat
    - › RFP distributed, 3 proposals received
- › Ice Arena
  - On hold
- › Historic Park
  - No change at this time
  - Ownership/debt pay-off both in 2026





## 2017 – Major Repair Projects

- › Replacement projects (fence, playground, restroom, vehicles)
  - No recommended change since it doesn't increase ongoing maintenance costs
- › Improvement projects (Northridge, Medians, Basketball Courts)
  - No recommended change since it doesn't increase ongoing maintenance costs
- › Parkway Conversion Study – Transition plan to lower water use landscape material (\$40,000 budget)
  - Possibility to complete in house



## Next Steps

- › Updated Residential Assessment Rate April 15<sup>th</sup>
- › Preliminary Assessed Value – May 2017
- › June Board Retreat
  - Priority Based Budgeting: set results statements
  - Review forecast/priorities
- › July/August
  - Begin 2018 budget prep using priority based budgeting

Board's Highlighted Project Tracker

■ Design / RFP  
■ Bid / Selection / Approval  
■ Construction / Implementation / Investigation / In

● - No change to Est. Completion  
▲ - Est. Completion within 60 days of original  
◆ - Est. Completion greater than 60 days of original

Project	Status	2017												2018												Project Description	Comments	Department	Original Completion Estimate	Current Completion Date					
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec										
1	Fire & emergency services - 12 hours/ 7 days medic unit	◆																								MP Priority 2 - 12 hours/7 days 14 new Firefighters	Awaiting paramedics. May not be operational until fall 2017	Gen. Mgr.	12/31/16	10/31/2017					
2	Fire & Emergency services - additional fire station	●																								MP Priority 9 - Locate and design HR station in 2017		Public Works	12/31/20	12/31/2020					
<b>CAPITAL</b>																																			
3	Mansion/Historic Park - Bowling Alley	◆																								Reconstruction of single lane bowling alley		Public Works	2/1/17	1/1/2018					
4	Mansion/Historic Park - Windmill	◆																								Restore (or Replace) equipment and structures	Plans at 75%. Cost proposal underway	Public Works	10/1/16	6/1/2017					
5	Mansion/Historic Park - Chum Howe (Young)	▲																								Hazmat, structural analysis, design options, window & roof replacement (BC Nov 2015)	Siding an paint complete. Roof to start 1/20/17	Public Works	12/31/16	2/1/2017					
6	Central Park - Park Planning	◆																								Work with Shea and DC on park planning and construction	Draft agreement to Shea for Board approval. 75% drawings for review mid-March. Const completion contingent on Shea's schedule.	Park Planning	12/31/16	10/31/2018					
7	Ice Arena	●																								Discussions with South Suburban on joint facility	Preferred location ID'd and being evaluated parks staff working w/LA on scope of work prior to bidding	Gen. Mgr.	12/31/17	12/31/2017					
8	Northridge Park Renovation Phase II	●																								Renovate facilities, improve drainage		Recreation	12/15/19	12/15/2017					
9	Landscape Community Entries	◆																								Landscape 6 elevation monuments.	Monument letters/logo installed.	Park Planning	12/31/15	6/30/2017					
10	Parkway Renovation Projects (2016/17)	◆																								Identify areas, annually, and complete renovations in phases to improve parkway landscaping	Renovation Projects identified in BC 15-160 completed. Wells Fargo Center Project: stairs removed/landscaping spring 2017	Parkways	12/15/16	7/1/2017					
11	University & Broadway Median Renovation	◆																								landscaping of medians	Monument letters/logo installed. North Broadway tip deferred until county road improvements.	Park Planning	12/15/16	6/30/2017					
12	C-470 Monuments	●																								2017 - Design 2 New Monuments 2018 - Replace 2 Monuments	2016 Demolition of 2 monuments completed	Park Planning	12/10/18	5/31/2018					
13	Big Dry West Fork - The Links	●																								Cresthill to C-470	Final design underway, anticipate construction of Phase I in the winter/spring	Public Works	4/30/17	4/30/2017					
14	Dad Clark Gulch - Historic Park	●																								Channel degradation in future Historic Park. Alternatives and costs evaluation underway. Phasing to be determined based on findings.	Phase I pending 2016 funding of other (higher priority) projects - Deferred	Public Works	12/1/17	12/1/2017					
15	Parkway Fence Replacement 2017/18	●																								2017 portions of Broadway, University, and Quebec 2018 Lincoln both sides	2016 Demolition of 2 monuments completed	Facilities	3/30/18	3/30/2018					
16	Redstone Park/Foothills Park playground replacement	●																								2017 Redstone Park Playground Replacement 2018 Foothills Park Playground Replacement	Both playgrounds bid as one project subject to Xcel gasline completion and HRMD land conveyance from Shea Homes	Park Planning	4/28/18	4/28/2018					
17	Upper Marcy Gulch Trail	●																								soft-surface trail from Wildcat south to Regional Trail	land conveyance from Shea Homes	Park Planning	11/30/17	11/30/2017					
18	Redstone Skate park Partial Repair	●																								Street Elements on east side of skate park are being replaced with similar elements of concrete and metal	Existing elements to be removed by in-house staff. Schedule contingent on weather.	Park Planning	6/16/17	6/16/2017					
<b>OPERATIONS</b>																																			
19	ADA Transition Plan	●																								addresses parks' facilities accessibility and costs associated with barrier removal	outcome will be included in future budget process	Park Planning	7/14/17	7/14/2017					
20	Highline Canal Conservancy	●																								participation on High Line Canal Working Group	Vision Plan completed. Next step / 2017-2018 / Master Plan	PROS Mgmt.	12/1/18	12/1/2018					
21	Priority Based Budgeting	●																								Transition to priority based budgeting	multi year implementation, long term forecasting model rolled out at visioning workshop	Finance	10/15/17	10/15/2017					
22	Senior Services and Facility Feasibility Study	●																								Research needs and options for delivery of senior services and senior facility	Project funded in 2017. Proposals being reviewed / April 2017 BC.	PROS Mgmt.	12/31/17	12/31/2017					
23	Parkway Landscape Conversion Study	◆																								study options for converting some parkway landscape to a more sustainable design		Parkways	12/15/17	6/30/2018					
24	C-470 Expansion	●																								Participation on committee, work with CDOT, DC as needed	Staff meeting with Design Building Contractor (DBC) - Construction Groundbreaking in August	Public Works	9/1/19	9/1/2019					
<b>ON HOLD</b>																																			
25	Fire & emergency services - add 1 medic units																									MP Priority 5 - two additional medic units	Units in operation when personnel available because few on vacation, sick, travel, etc.	Gen. Mgr.	12/31/22	12/31/2022					



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		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
26	Fire & emergency services - battalion chief																									MP Priority 7	2nd battalion chief activated at night when personnel available because few on vacation, sick, travel, etc. 2017 budget request to continue to use OT	Gen. Mgr.	12/31/17	12/31/2017	
27	Fly'n B House - Phase II																									Interior finish	Requires needs assessment and funding from Erickson. No activity until then.	Public Works			
28	Pipe 51 Phase III																									Last section of Pipe 51 to Plaza Drive	On hold pending development of EMRF property plans approved	Public Works			
<b>COMPLETED</b>																															
29	Fire & emergency services - 2 quick cars																										MP Priority 3 - 12 hours/7 days plus; 14 new Firefighters	One unit already in service (12/7); 16 graduated from academy July 8th, 2nd unit in service Sept 2016	Gen. Mgr.	12/31/16	Complete
30	Fire & emergency services - quantify call answer/transfer time																										MP Priority 4		Gen. Mgr.	12/31/16	12/31/2016
31	Shea Stadium Synthetic Turf Replacement																										Per agreement with DCSD share in cost to replace	DCSD contract & manage project started July 2016; District share in 2017 budget	Recreation	10/1/16	Complete
32	Fly'n B park - Pave parking lot																										improve gravel parking lot to asphalt, water quality	Project completed	Public Works	12/15/16	Complete
33	Douglas County Road Projects																										Annual review of proposed projects, recommend improvements, and coordination	Panel Replacement Completed. Sealing and Grinding Underway	Public Works	12/31/16	Complete
34	Big Dry by Cheese Ranch																										Channel immediately north of University; BC April 2013, BC Sept 2014, BC Oct 2015	USALE & SHPO has approved - permits issued - construction started 12/01/16	Public Works	12/31/15	4/30/2017
35	Fairview (Cherry Hill Community Church) Sidewalk																										Fairview sidewalk near Cherry Hills Church	Easement completed - Waiting on DC to approve permits - construction cannot begin until permits are approved - weather delay	Public Works	11/1/14	2/17/2017

	Status Quo	Master Plan – Current Formula (1)/ Level Mill Levy (2)	Master Plan – Two Partners	Highlands Ranch Fire & Emergency	South Metro
Level of Service					
Response Time	9:52 (Mar 2016 – Feb 2017)	?	?	?	2015 Overall 8:14, urban 7:36 (90%) in-district, emergent
# of ALS Units in HR	6 including station 16	8 including station 16	8 including station 16	7	?
High Quality Service	Innovative – training/equipment	Innovative – training/equipment	Innovative – training/equipment		Innovative Service Delivery – Advanced Resource Medic (ARM) car
# Staff /Engine	3	3	3	3	4 on ladders
Highlands Ranch Control	Review committee	Review committee	Review committee	Board control	<ol style="list-style-type: none"> <li>1. Include in SMFR – HR residents on board</li> <li>2. Contract with SMFR – “review committee”</li> <li>3. Create Authority – HR voting member</li> </ol>
Cost to homeowner	\$207 on \$400,000 (6.514 mil)	<ol style="list-style-type: none"> <li>1. \$251 on \$400,000 (7.897 mil)</li> <li>2. \$296 on \$400,000 (9.308 mil)</li> </ol>	\$332 on \$400,000 (10.414 mill)	\$310 on \$400,000 (9.744 mill)	\$295 on \$400,000 (9.25 mil)
Action to change	None	<ol style="list-style-type: none"> <li>1. None</li> <li>2. Possible election for additional mill</li> </ol>	Election for additional mill	12 month notice; negotiate station 16 and dispatch	<ol style="list-style-type: none"> <li>1. Election to include and mill increase</li> <li>2. Election to increase mill</li> <li>3. Election to increase mill</li> </ol>
New Capital		One fire station (\$4.4 million)	One fire station (\$4.4 million)	One fire station (\$4.4 million)	Two fire stations (\$9.5 million) Who pays?
Pros	Lower cost	<ol style="list-style-type: none"> <li>1. and 2.Improve response time</li> <li>1. Less cost</li> </ol>	Improve response time	Control	Improve response time Sustainability Accreditation No need for assistance
Cons	Loss of partner would increase mil Possible worse response time Ability to recruit	Loss of partner would increase mil Sustainable? Ability to recruit	Sustainable? Ability to recruit	Additional fire staff Effective firefighting force? Sustainable?	If Election fails for inclusion will be forced to contract