



HIGHLANDS RANCH METROPOLITAN DISTRICT  
STUDY SESSION ADDENDA

July 24, 2019

- C470 Monument Sign Renovation Project
- 2019 Budget Amendment
- Highlands Ranch Metropolitan District 2019 Budget Amendment
- Capital Improvement Plan

# C470 MONUMENT SIGN RENOVATION PROJECT

Presented to the Highlands Ranch Metro District Board of Directors  
July 24, 2019

## PROJECT GOALS

- Remove and renovate the two existing monument signs
- Create a design that is similar to the existing elevation monuments
- Maintain and use the existing foundation
- Complete the entire project within the existing budget of \$216K

## TWO LOCATIONS

## Revised Designs

### Board Feedback on Revised Designs

- Logo – aluminum on black
- Lettering – aluminum on black, larger letters, all the same size
- Letters more prominent than logo
- Shape – like different shape (option 3)
- Incorporate mountains

## Concept A

## Concept B

### Dimension Comparison

Monument	Lettering	Logo	Width	Depth	Height
Existing Elevation Monuments	11" – 12"	3' 6" x 3' 6"	12.5'	1' 10"	12'
Existing C470 Monuments	21" – 26"	3' 6" x 3' 6"	38"	3'	8'
Concept A	30"	4' 7" x 4' 7"	33'	3'	6' 10"
Concept B	20"	5' 3" x 5' 3"	Sign: 18' Base: 37'	Sign: 3' Base: 3'	Sign: 14' Base: 3'

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### NEXT STEPS

- Board to agree on design
- Engineering (may lead to some modifications)
- Construction bids
- Appropriation of funds for construction
- Construction (schedule contingent on C470 construction, anticipate early 2020)

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### Questions & Comments

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**Operations (General Fund)**

GENERAL FUND				
2019-2024				
	Actual 2017	Actual 2018	Adopted 2019	Revised 2019
<b>REVENUES</b>				
Taxes (See Detail)	\$ 24,345,754	\$ 26,347,964	\$ 14,935,987	\$ 14,983,565
Interfund government	815,566	725,034	708,600	708,600
Manufacturing	278,274	365,182	398,500	398,500
Net Investment Income	20,447	748,178	188,000	188,000
	<b>25,711,899</b>	<b>27,996,358</b>	<b>15,987,486</b>	<b>15,987,486</b>
<b>EXPENDITURES</b>				
Operations Budget	19,898,554	19,944,891	12,118,619	12,264,479
	19,898,554	19,944,891	12,118,619	12,264,479
Revenue over (under) expenditures	\$ 5,793,327	\$ 8,027,101	\$ 3,728,867	\$ 3,481,067
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating transfers				
Net investment income	7,446	3,940	25,400	25,400
General - Retention	(248,480)	(384,809)	(429,236)	(429,236)
Mission - General		13,800	48,343	48,343
Debt Service - General				
Water and Sewer Reserve - General			(300,000)	(300,000)
Gas Line Capital - General	(1,500,000)	(1,500,000)		
Major Repair - General	(1,465,833)	(1,345,770)	(7,296,834)	(7,296,834)
Grant proceeds	(5,381,873)	(5,732,810)	(8,878,381)	(8,878,381)
<b>REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES</b>	<b>371,332</b>	<b>3,766,884</b>	<b>(5,470,419)</b>	<b>(5,343,239)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$ 14,669,080</b>	<b>\$ 17,070,139</b>	<b>\$ 18,246,974</b>	<b>\$ 19,827,123</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 15,040,412</b>	<b>\$ 20,837,023</b>	<b>\$ 12,776,555</b>	<b>\$ 14,483,884</b>

Increase \$300,000 (2.1%) BOT projection

Increase \$45,820 (0.4%)

### Operations Budget Requests

- Parks, Recreation and Open Space Service Center Administrative Support
  - Currently Part-Time at 32 hours week
  - Requesting increase hours to Full Time for improved coverage and support to staff
  - 2019 impact ~\$6,000; full year impact \$15,000

### Operations Budget Requests

- Public Works – Project Engineer
  - Add one full-time Project Engineer
  - Significant increase in capital work anticipated over next 3 – 7 years
    - Service Center Renovation
    - Senior Center
    - Major Repair Projects
    - Historic Park
  - 2019 impact Ongoing ~\$29,820; full year impact \$119,280
  - 2019 impact One-time \$10,000 for computer and furniture

**Mansion Budget**

	Actual 2017	Actual 2018	Adopted 2019	Revised 2019
<b>REVENUES</b>				
Revenues				
Residential Programs	\$ 422,234	\$ 374,793	\$ 400,833	\$ 430,800
Other	222,446	198,816	187,200	187,200
Net Investment Income	33,004	43,566	66,400	66,300
	<b>677,684</b>	<b>617,175</b>	<b>654,433</b>	<b>684,300</b>
<b>EXPENDITURES</b>				
Operations Budget	441,263	447,763	304,100	322,100
Cost of sale	30,775	43,312	43,000	43,000
Use of reserves	26,180	39,369	39,000	43,941
Budget Request - one-time			5,000	
Budget Request - ongoing			11,000	
	<b>528,293</b>	<b>570,457</b>	<b>402,100</b>	<b>412,041</b>
Revenue over (under) expenditures	149,391	46,718	252,333	272,259
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating transfers				
Net investment income			(48,343)	(48,343)
General - Mission			(48,343)	(48,343)
<b>REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES</b>	<b>149,391</b>	<b>46,718</b>	<b>(71,353)</b>	<b>(74,427)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>4,249,434</b>	<b>4,443,793</b>	<b>4,471,128</b>	<b>4,413,819</b>
<b>FUND BALANCE - ENDING</b>	<b>4,398,825</b>	<b>4,490,511</b>	<b>4,400,000</b>	<b>4,339,392</b>
<b>RESERVE FOR DEPRECIATION</b>	<b>(1,121,181)</b>	<b>(1,141,842)</b>	<b>(1,141,842)</b>	<b>(1,141,842)</b>
<b>RESERVE FOR DEPRECIATION - END OF YEAR</b>	<b>(1,121,181)</b>	<b>(1,141,842)</b>	<b>(1,141,842)</b>	<b>(1,141,842)</b>
<b>FUND BALANCE - AVAILABLE</b>	<b>\$ 3,277,644</b>	<b>\$ 3,348,669</b>	<b>\$ 3,258,158</b>	<b>\$ 3,197,550</b>

Projected revenue higher than budget

Increase \$9,641 (1.1%)

### Increase Use of Reserves

- Minor Roof Repairs
- Replacement of the glycol storage tank
- Total \$6,641

**HIGHLANDS RANCH METROPOLITAN DISTRICT**  
**2019 BUDGET AMENDMENT**

**July 24, 2019**

I. General Fund (Operations)		
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HIGHLANDS RANCH METROPOLITAN DISTRICT  
GENERAL FUND  
2017-2019

	Actual 2017	Actual 2018	Adpoted 2019	Revised 2019
<b>REVENUES</b>				
Taxes (See detail)	\$ 24,365,704	\$ 26,347,964	\$ 14,385,587	\$ 14,685,587
Inter/Intra-governmental	815,166	725,194	708,600	708,600
Miscellaneous	276,576	161,182	106,500	106,500
Net Investment Income	254,447	758,258	186,800	186,800
	<u>25,711,893</u>	<u>27,992,598</u>	<u>15,387,486</u>	<u>15,687,486</u>
<b>EXPENDITURES</b>				
Operations Budget	19,958,566	19,964,895	12,158,619	12,204,439
	<u>19,958,566</u>	<u>19,964,895</u>	<u>12,158,619</u>	<u>12,204,439</u>
Revenue over (under) expenditures	<u>5,753,327</u>	<u>8,027,703</u>	<u>3,228,867</u>	<u>3,483,047</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating transfers				
Net investment income	7,446	2,960	25,400	25,400
General - Recreation	(248,485)	(384,809)	(409,226)	(409,226)
Mansion- General		13,800	48,345	48,345
Debt Service - General	-	-	-	-
Water and Sewer Reserve - General			(500,000)	(500,000)
Gen Gov Capital - General	(3,500,000)	(3,500,000)		-
Major Repair - General	(1,640,933)	(1,362,770)	(7,990,804)	(7,990,804)
Lease proceeds	-	-	-	-
	<u>(5,381,972)</u>	<u>(5,230,819)</u>	<u>(8,826,285)</u>	<u>(8,826,285)</u>
<b>REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>				
	371,355	2,796,884	(5,597,418)	(5,343,238)
FUND BALANCE - BEGINNING	\$ 16,669,083	17,030,139	18,090,936	19,827,023
FUND BALANCE - ENDING	<u>\$ 17,040,439</u>	<u>\$ 19,827,023</u>	<u>\$ 12,493,518</u>	<u>\$ 14,483,785</u>
	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Revised</u>
Ratio of ending fund balance/ net expenditures (for 2019 add 3%)	77%	167%	102%	118%



# Budget Request

**Title** New Project Engineer 1

**Prepared by:**

Department: HRMD - Public Works  
 Name: Jeff Case  
 Last Update: 6/19/2019

Item#	Recommendation	Quantity	Unit Price	Amount
	Full Time Project Engineer 1 Wages & Benefits	1	\$116,000.00	\$116,000.00
	Training / Uniform	1	\$2,140.00	\$2,140.00
	Equipment (cell phone/computer)	1	\$1,220.00	\$1,220.00
	One time - furniture	1	\$10,000.00	\$10,000.00
	One time - software licenses	1	\$2,000.00	\$2,000.00
	Possible offset for time charged to capital (25%)	1	\$-29,000.00	\$-29,000.00
<b>Total</b>				<b>\$102,360.00</b>

**Comments:**  
See Attached.

Item#	Alternative	Quantity	Unit Price	Amount
<b>Total</b>				

**Comments:**





## Project Engineer I Budget Request

The Metro District annually adopts a Capital Improvement Plan (CIP). The CIP contains five major sections: 1) Facility Plan, 2) Conservation Trust Fund, 3) Stormwater, 4) Community Enhancements, and 5) Major Repair. While the Facility Plan is near completion with only 3% left to build, there are several major capital improvement projects in the other sections of the CIP that are planned over the next three to seven years.

Conservation Trust Fund (CTF) is funded annually by the Metro District's share of lottery proceeds. In 2018 the State Legislature approved an extension beyond the previously authorized end date of 2024 until 2049. Several park and open space improvement projects will be possible in part due to this extension of this funding source. These projects include the addition of a disc golf course, Toepfer Park Expansion, and improvements to the Young House. Using a Project Engineer to manage or assist with these projects in partnership with existing staff will be a benefit to the Metro District.

The Stormwater Master Plan has future costs of over \$38 million. The timing and scope of specific projects will vary based on the condition of individual channels and available matching funds from Urban Drainage and Flood Control District. In addition, there will be new state requirements for the District in the revised Non-Standard MS4 permit that will require additional technical work from this position.

The Community Enhancement section identifies capital improvements in the community in order to fulfill board priorities which are funded by multiple sources. Over the next seven years a few major projects have been identified including a new senior center, renovation of the interior of Fly'n B House, and improvements to the Phase II buildings and property in the Historic Park. At a planning level, these projects have an estimated budget of about \$24 million. The design and construction of all of these projects will require a significant amount of time from a project engineer.

Major Repair Long Range Plan was established in 2004 to identify repair and replacement needs of major assets and develop funding sources. As the community infrastructure ages these annual expenditures continue to increase. From 2019 through 2021 the estimated expenditures for this capital work are \$12 million. Many of these projects, including the renovation of the Parks, Recreation and Open Space Service Center, will require time from a project engineer.

With the current staffing level of one project engineer, staff is recommending the addition of a Project Engineer I to complement the existing staff in completing the planned workload more effectively. This position would report to the Manager of Engineering in Public Works.

Alternatives considered include spreading projects across existing staff or the use of additional consultants. Consultants are typically less cost effective and do not provide us the level of control the District desires. The intent of this position is to work in partnership with staff at the various stages of the project to provide a facility that meets the defined goals of the project in a cost effective manner. Most of these projects will require the expertise of an engineer to serve on the project teams. Existing staff already have considerable ongoing responsibilities and the use of existing staff may put a burden on current operations and impact levels of service.

#### **Examples of responsibilities in projects**

- Manage design and construction contracts of capital improvement projects.
- Work closely with Operations Staff from identification of projects through planning, budgeting, design and construction.
- Identifies major milestones necessary for completion of the project and provides assessment of schedule and budget for compliance with budgets and goals.
- Coordinate proposal and contract documents, evaluate proposal and bid submissions, and make recommendations for award of projects.
- Coordinate and manage the budget, schedules and deliverables for work performed by external consultants. Works closely with project team and design consultant for implementation of project.
- Provides project management for the construction of District projects. Identifies necessary construction inspection and supervision required. Ensures contractor compliance with design objectives and budget parameters.
- Assures as-built records of projects, and documents necessary changes for the operation and maintenance programs.
- Prepares Board Communications for District approval of capital projects.
- Assists in preparation of annual planning and budget documents such as Stormwater, Major Repair, Facility Plan, Community Enhancements, and Conservation Trust Fund.

HIGHLANDS RANCH METROPOLITAN DISTRICT  
MANSION SPECIAL REVENUE FUND

	Actual 2017	Actual 2018	Adopted 2019	Revised 2019	YTD 2019
<b>REVENUES</b>					
Revenues					
Reservations	\$ 422,236	\$ 374,790	\$ 400,553	\$ 450,000	\$ 39,979
Programs	1,013	1,883	-	-	-
Other	223,466	198,856	167,200	167,200	24,098
Other - Insurance Proceeds					
Net Investment Income	33,004	45,066	66,400	66,200	-
	<u>679,719</u>	<u>620,595</u>	<u>634,153</u>	<u>683,400</u>	<u>64,077</u>
<b>EXPENDITURES</b>					
Operations Budget	441,285	447,763	506,100	522,100	166,158
Cost of sales	50,777	42,312	42,000	42,000	3,838
Use of reserve	26,183	39,009	39,000	45,641	24,763
Budget Request: one-time			5,000		
Budget Request: ongoing			11,000		
	<u>518,245</u>	<u>529,084</u>	<u>603,100</u>	<u>609,741</u>	<u>194,759</u>
Revenue over (under) expenditures	<u>161,474</u>	<u>91,511</u>	<u>31,053</u>	<u>73,659</u>	<u>(130,682)</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Operating transfers					
Net investment income					
General - Mansion			(48,345)	(48,345)	
	<u>-</u>	<u>-</u>	<u>(48,345)</u>	<u>(48,345)</u>	<u>-</u>
<b>REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>					
	161,474	91,511	(17,292)	25,314	(130,682)
FUND BALANCE - BEGINNING	4,269,634	4,463,733	4,431,108	4,413,816	4,652,216
FUND BALANCE - ENDING	<u>4,431,108</u>	<u>4,555,244</u>	<u>4,413,816</u>	<u>4,439,130</u>	<u>4,521,534</u>
RESERVE FOR REPAIRS "ENDOWMENT"	(125,183)	(140,942)	(126,749)	(123,012)	(102,246)
	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)
FUND BALANCE - Available	<u>\$ 305,925</u>	<u>\$ 414,302</u>	<u>\$ 287,067</u>	<u>\$ 316,119</u>	<u>\$ 419,288</u>
<b>Reserve Calculation</b>					
Beginning Balance	\$ 109,142	\$ 125,183	\$ 125,694	\$ 123,653	\$ 123,012
10% of Reservation Revenues	42,224	37,479	40,055	45,000	3,998
Adj. to target fund balance			-		
Use of reserves	(26,183)	(39,009)	(39,000)	(45,641)	(24,763)
	<u>\$ 125,183</u>	<u>\$ 123,653</u>	<u>\$ 126,749</u>	<u>\$ 123,012</u>	<u>\$ 102,246</u>

**MEMORANDUM**

**TO:** Metro District Board of Directors  
**FROM:** Harlan Stritchko  
**DATE:** June 4, 2019  
**RE:** Mansion Fund – Request for Use of Reserves

**This memo is for:**       **Action**       **Decision**       **Information**

The Mansion Fund established a reserve to help fund repair and replacement of the physical assets at the Mansion. The reserve beginning balance for 2019 is \$123,653.

The reserve is funded by an annual allocation of ten percent of the Mansion event revenues. Staff is recommending use of the reserves for the following projects in 2019:

#1 – 2019 Mansion Maintenance Projects – In Process

ITEM	2019 Budget	2019 Projected
• PTZ Security Camera Replacement	\$25,000	\$9,039
• Amplifiers for AV closet	5,000	4,954
• Great Hall – Repair of cork border	2,500	2,500
• Second floor hallway – wood floor repair	2,500	2,500
• Antique porch light repair	2,000	2,000
• Lead glass window repair – additional windows	2,000	3,000
• Repair roof leak and drywall		5,800
• Wi-Fi Improvements		10,000
<b>TOTAL</b>	<b>\$39,000</b>	<b>\$39,793</b>

#2 – 2019 Additional Mansion Maintenance Projects – Recommend Approval

Replace Glycol Storage Tank

The Highlands Ranch Mansion has a leaking chilled water storage tank located in the basement. This is part of the HVAC system. Contractor will replace the chilled water tank with an identical model and dispose of the old one. The proposal includes the following scope of work:

- Replace existing Bradford White M3ST120R5A storage tank with identical model
- Remove piping and pump glycol into storage tanks for return to system.
- Remove piping and pull out old tank
- Installation of the new tank and reconnect piping
- Refill system with glycol and test for leaks

Mansion Fund – Request for Use of Reserves

June 4, 2019

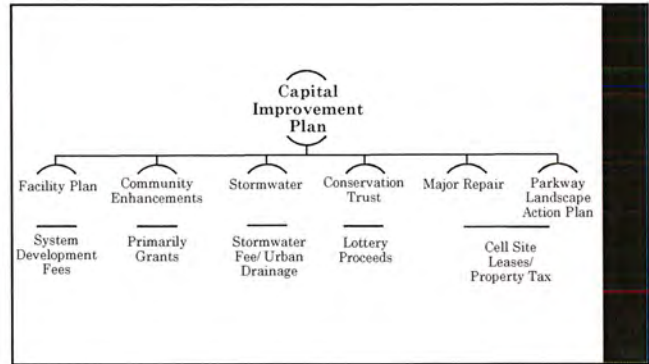
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The “A” at the end of the model indicate ASME certified. No permit is required for this storage tank as it does not heat, cool, or have any gas or power. Should the contractor find that a permit is required they will cover the cost of the permit and inspection within the cost of the project.

- Replace Glycol Storage Tank \$5,848

Staff recommends the board approve an increase in the use of reserves to fund the \$5,848 to complete this repair project.

	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2019 Adopted</u>	<u>2019 Projected</u>
Reserve Calculation				
Beginning Balance	\$ 109,142	\$ 125,183	\$ 125,694	\$ 123,653
10% of Reservation Revenues	42,224	37,479	40,055	45,000
Adj. to target fund balance		-		
Use of reserves	(26,183)	(39,009)	(39,000)	(45,641)
	<u>\$ 125,183</u>	<u>\$ 123,653</u>	<u>\$ 126,749</u>	<u>\$ 123,012</u>



### Why annual CIP updates?

- Facility Plan
  - Review remaining projects
    - Is there still a need/purpose?
    - Has eligibility for parkway landscape reimbursement expired?
  - Update cost estimates
  - Review sufficiency of reserve for cost change
- Community Enhancements/Conservation Trust/Stormwater/Parkway Landscape
  - Review projects
  - Evaluate and update cost estimates
  - Ensure sufficient funding
- Major Repair
  - Review District fixed asset list
  - Evaluate and update repair/replacement cost estimates

### CIP and the Budget

- CIP includes:
  - Projects consistent with long range visioning and planning
  - Estimated costs for budgetary purposes
- Budget process addresses specifically:
  - Timing of projects
  - Need for additional or new funding sources

### Community Enhancements

- Future projects
  - Phase II of Flynn B Park
    - Additional Parking
    - House interior
  - Senior Center
    - Cost updated
  - Disc Golf Course
    - \$235k transfer from Conservation Trust Fund
    - \$100k contribution from South Suburban Parks and Recreation
  - Ice Arena
    - Removed

### Stormwater – Long Range Plan

- Updated long range plan in 2016
- Stormwater Fee
  - 5% increase in 2019
  - Part of planned increases through 2020
  - Fee change is approved during budget process

### Management of Stormwater

- Annual review of condition
- Partnership with Urban Drainage leverages funding

Drainageway	2018 Plan	2019 Plan				Decrease
		Completed	Additions	Future	Total	
Spring Gulch	\$ 1,493,000	\$ -	\$ -	\$ 1,493,000	\$ 1,493,000	\$ -
Marys Gulch	\$ 8,563,565	2,013,965	-	\$ 4,530,000	\$ 6,546,965	43,000
Trail Creek Gulch	16,719,946	1,295,946	-	\$ 15,424,000	\$ 16,719,946	0
Big Dry Creek	14,468,348	4,458,348	-	\$ 9,797,000	\$ 14,215,348	(253,000)
Trail Crossings	4,830,000	-	-	4,830,000	4,830,000	-
<b>Total</b>	<b>\$ 46,014,859</b>	<b>\$ 7,767,859</b>	<b>\$ -</b>	<b>\$ 38,097,000</b>	<b>\$ 45,804,859</b>	<b>\$ (210,000)</b>

- Overall decrease as a result of projects recently completed
- Maintain fund balance at level to handle unforeseen emergency repairs

### Conservation Trust

Extension of Lottery Proceeds

- Extension to 2049 approved in spring 2018
- Staff updated long range plan through 2029
- Expand ADA Improvements
- Addition of Highline Canal Signage



Work in Progress

- Pickleball Court Improvements
- Mansion Front Yard Improvements
- Redstone Skate Park
- Disc Golf





### CTF Long Range Plan - Summary

	2019	2020-2024	2025-2029	CTF TOTAL
<b>Park Development</b>				
Central Park		200,000		200,000
Mansion Park Signage		300,000		300,000
Mansion Tennis Yard	113,000		430,000	543,000
Trailhead Park Signage			700,000	700,000
<b>COMMUNITY PARK IMPROVEMENTS</b>				
Redstone Skatepark	75,000			75,000
<b>NEIGHBORHOOD PARK IMPROVEMENTS</b>				
Tennis Courts	75,000			75,000
<b>SCHOOLS FIELD IMPROVEMENTS</b>				
Transmitters School Redesign			45,000	45,000
Southgate Elementary Redesign - Redesign			12,000	12,000
<b>TRAILS</b>				
Park Parking Improvements/Trail Crossing	200,000			200,000
Highline Canal Crosswalk - Partnership with DC	20,000	575,000		595,000
Trail # 4 (Duffer Marys Gulch (near Mountain Vista))			75,000	75,000
<b>OTHER</b>				
Asst. Transition Plan	300,000	600,000	700,000	1,600,000
Natural Plan			250,000	250,000
Disc Golf	250,000			250,000
Track Phone		250,000	200,000	450,000
Highline Canal Signage			300,000	300,000
<b>RESERVE FOR COST / PROGRAM CHANGES</b>				1,325,752
<b>TOTAL</b>	<b>2,000,000</b>	<b>23,800,000</b>	<b>19,301,000</b>	<b>35,099,752</b>
2019 Beginning Fund Balance less committed				878,712
Projected Revenue				5,120,850
				60

### Major Repair

Purpose:

- List fixed assets owned by the Metro District
- Provide "sufficient" long-term funding mechanism
- Minimize annual fluctuations in the General Fund operating budget
- Fund balance provides safety net for a major natural catastrophe

### Funding – Major Repair Fund

Primary sources today:

- Cell Tower Income

	2014	2015	2016	2017	2018	2019	2020
MISC INCOME - CELL TOWER LEASE ETC	461,678	477,630	520,789	480,089	696,071	750,000	885,000
5 year average					527,232		

Transfer from General Fund

	2017	2018	2019
Fire & Emergency	\$ 194,801	\$ -	\$ -
PRCOS Service Center			6,700,000
Vehicles & Equipment	404,132	384,376	248,304
Unassigned	1,042,000	1,042,000	1,042,000
<b>TOTAL</b>	<b>\$ 1,640,933</b>	<b>\$ 1,426,376</b>	<b>\$ 7,990,304</b>
Unassigned at Mill Levy	0.731	0.671	0.668

- Transfers considered annually during the budget process
- During 2019 Visioning Workshop, Board increased annual Mill Levy transfer from \$1,042,000 to \$1,500,000

### Major Repair – Additions/Increases

- Playgrounds – Neighborhood parks
  - \$175,000 per playground – unchanged from 2018
  - Increasing cost for poured in place surface will be funded by CTF
- Court Replacements
  - Increase from \$8/sf to \$15/sf anticipated for concrete costs or \$180k
- Sports Field Lighting
  - Redstone ballfield lighting upgrades \$400k
- Service Center Expansion/Improvements updated estimate
  - Preliminary concept design completed with stand alone fleet shop

### Major Repair Fund

2019 Budget	2019 Actuals		2019 Forecast	Total
	YTD	YTD		
2019 Budget	1,129,302	1,129,302	1,129,302	1,129,302
2019 Actuals	1,129,302	1,129,302	1,129,302	1,129,302
2019 Forecast	1,129,302	1,129,302	1,129,302	1,129,302
Total	3,387,906	3,387,906	3,387,906	3,387,906

Projections	2019-2026
Revenues	6,575,000
GF Transfers	18,242,000
2018 Beg. Balance	2,021,549
<b>Total Available</b>	<b>\$26,838,549</b>
Expenditures	21,971,453
<b>Net</b>	<b>\$4,847,096</b>

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### Facility Plan Summary

- \$5.5 m remain (3% of total)
  - \$5.1 m - project cost estimates
  - \$0.4 m - Reserve for cost changes
  - represents 7.9% of remaining project costs
- Parkway landscape
  - Developer constructed commercial landscape
  - Reviewed older projects that have not been reimbursed
  - Reimbursement \$ per square foot has not been changed since 2000

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### Facility Plan Summary

	2019 Appropriations	2019 Other Funding	2019 Facility Plan Net	2018 Facility Plan Net	YTD Change
ARTERIAL ROADWAYS	\$ 65,556,861	\$ -	\$ 65,556,861	\$ 63,361,374	\$ 2,195,487
STORM DRAINAGE	27,456,740	-	27,456,740	26,518,840	937,900
CHANNEL STABILIZATION	11,158,763	-	11,158,763	11,199,763	(41,000)
PARKWAY LANDSCAPING	31,400,001	30,360	31,430,361	31,858,811	(428,450)
TRAFFIC SIGNALS	8,172,339	(1)	8,172,338	8,126,438	45,900
PARKS	27,895,209	1,724,177	29,619,386	18,934,005	10,685,381
TRAILS	4,885,824	3,300	4,889,124	4,523,277	365,847
PIKE	4,361,823	-	4,361,823	4,041,823	320,000
HIGHWAY INTERCHANGE	9,311,320	-	9,311,320	9,311,320	-
Reserve for Cost Changes	-	424,480	424,480	-	424,480
<b>Total</b>	<b>\$ 179,799,502</b>	<b>\$ 23,689</b>	<b>\$ 180,033,191</b>	<b>\$ 165,553,316</b>	<b>\$ 14,479,875</b>

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### SDF Calculation

	TOTAL
Total Construction Costs per 2019 Facility Plan	\$ 185,385,646
Less contributed capital/other funding	(23,032,330)
<b>Subtotal</b>	<b>162,353,316</b>
Adjustment for community enhancement	4,000,000
<b>Net Construction Costs per 2019 Facilities Plan</b>	<b>\$ 166,353,316</b>
Systems Development Fees Collected as of 12/31/2018	(157,119,348)
<b>Total cost to be recovered from remaining gross acres</b>	<b>\$ 9,233,967</b>

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### SDF Calculation

- Calculated based on remaining costs divided by remaining residential and commercial adjusted gross acres
- Adjusted based on historical acres collected as a percent of gross acres

	Residential	Nonresidential
Allocation of expense	\$ 5,739,976	\$ 3,483,203
Remaining gross Acres	123	87
<b>Calculated SDF</b>	<b>\$ 46,825</b>	<b>\$ 39,847</b>
Adjustment to Gross Acres	0.9073	0.9943
<b>Per Adjusted Gross Acre</b>	<b>\$ 51,610</b>	<b>\$ 40,075</b>
Current Fee	\$ 36,056	\$ 32,051
Difference	43%	25%

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### System Development Fees Future Collections vs. Calculated Collections

	Residential	Nonresidential	Total
Actual remaining to collect/full buildout	\$ 3,949,847	\$ 3,312,668	\$ 7,262,515
To be collected per prior slide	5,739,976	3,494,091	9,234,067
<b>Over(under) collection</b>	<b>\$ (1,790,129)</b>	<b>\$ (181,423)</b>	<b>\$ (1,971,552)</b>

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### Potential Increases in Collection

- ▣Future Multifamily/Apartment Sites
  - Estimated collection at \$36,056 per acre
  - Density usually exceeds minimum per acre resulting in greater collection per acre
  - For example Planning Area 79:
    - 9,276 acres at \$36,056 per acre = \$334,455
    - Proposed 200 units at minimum \$2,420 per unit = \$484,000
    - Difference of \$149,545

### Potential Future Cost Changes

- ▣Possible reductions:
  - Elimination of traffic signal at County Line/Verona (\$87,500)
  - Elimination of amounts for older "last chance" arterial landscaping (\$507,000)
- ▣Possible increases/use of reserve for cost changes
  - Plaza Drive sidewalk west of Locust
  - Douglas County desires trail width
  - We would request Douglas County funding of difference

### Staff Recommendation - SDF

- ▣Based on:
  - calculation and known future development
  - Potential increases in collection
  - Net of potential project increases and decreases
- ▣Staff recommends no change to System Development Fees