



Dear Residents and Business Owners:

South Adams County Fire Protection District (SACFPD) is dedicated to protecting life, property, and the environment through prevention, emergency response and public education. We also remain committed to being frugal and effective in allocating the local funding we receive to provide the best service possible.

SACFPD serves all residents within the Commerce City and parts of unincorporated Adams County. The population served by SACFPD is 55,000, an increase of more than 260% since 2000. Growth within SACFPD is projected to continue at about 5% per year.

With significant growth in our community the demand for emergency services has increased significantly. Emergency call volume has increased on average 9% each year since 2014. SACFPD needs to grow along with the community to maintain response times and the current level of emergency services.

Not only is SACFPD facing the challenges posed by growth but recent reductions in the residential assessment rate as required by the Gallagher Amendment of the Colorado Constitution have resulted in a loss of property tax revenue to SACFPD.

The SACFPD Board wants to inform its communities that the Board is evaluating whether to conduct an election in November 2018 to seek voter approval to increase its mill levy to help fund the personnel, equipment and stations needed to maintain and enhance the fire and emergency services SACFPD provides its communities.

Sincerely,

Kevin Vincel
Fire Chief

Alex Fairfield
President - Board of Directors

Inside...

- ▶ Summary of South Adams County Fire Protection District's challenges and possible ballot questions.
- ▶ Answers to frequently asked questions.
- ▶ Contact Information.



2018 Planning Update | Q&A

South Adams County Fire Protection District
6050 Syracuse Street · Commerce City, CO 80022



Protecting life,
Property and the
Environment

2018 Planning Update | Q&A



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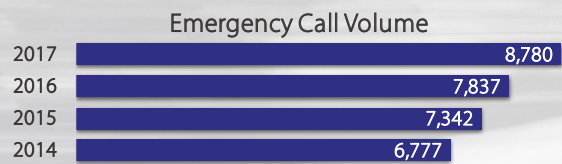


What is our Mission?

- To protect life, property and the environment through prevention, emergency response and public education.
- To maintain the ISO-2 rating; only 3% of Fire Departments in the Country are Class 2 or better.

Who does SACFPD serve?

SACFPD serves all residents within Commerce City and areas of unincorporated Adams County, for a total service area of 72 square miles. In 2000, the population of SACFPD was 25,000. Today the population of SACFPD is approximately 65,000. Emergency call volume has increased by an average of 9% each year since 2014.



What services does the SACFPD provide?

- Fire Protection/Property Conservation
- Traffic Accident Response
- Paramedic & Emergency Medical Response
- Public Education in the Schools
- Hazardous Materials Emergency Response
- Fire & Life Safety Business Inspections
- Car Seat Safety Checks & Installations
- Wildland Fire and Urban Interface
- Community CPR and First Aid Courses
- Emergency Management for Large-scale Incidents

What challenges are facing SACFPD?

- Of the eight Fire Stations owned by the District, only four are staffed.
- Two Fire Stations need to be staffed in the next two to five years.
- Inadequate staffing compromises firefighter safety.
- Further reductions in the residential assessment rate will reduce SACFPD revenues.
- As the area continues to grow so does the demand for SACFPD's emergency services.

What happens if nothing is done?

Potential effects of revenue loss:

- Increased response times to your emergency calls due to increased service demands.
- Decrease in emergency responder personnel and possibly closing stations.
- Essential fire fighting, emergency medical services and rescue tasks will not be maintained to execute proper care.
- ISO ratings for the District may increase and cause homeowners' and business owners' property insurance rates to increase.
- The safety of firefighters will be at greater risk.

How can we contact SACFPD with further questions or feedback?

SACFPD can be reached by email or phone:
Kevin Vincel, Fire Chief
kvincel@sacfd.org
303.288.0835



Solutions being considered?

Potential election in November 2018 to:

- Increase mill levy to fund the hiring of firefighter/EMTs and capital needs allowing the District to staff another two stations 24 hours a day.
- Authorize the District to stabilize revenue with an increased mill levy to keep property tax revenues it will lose if the Gallagher Amendment forces further reductions in the residential assessment rate. In the future, if the Gallagher Amendment requires the residential assessment rate to be increased, the District would be required to reduce its mill levy.

What is the tax impact of the mill levy increase?

- The District is considering asking voters to increase the mill levy by 4.85 mills.
- For each \$100,000 in actual value the monthly tax impact of 4.85 mills is \$2.91 for residential property.
- For each \$100,000 in actual value the monthly tax impact of 4.85 mills is \$11.72 for commercial property.

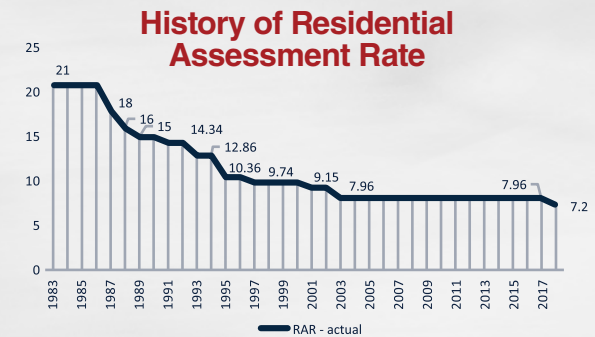
What is the ISO-2 Rating?

The Insurance Service Office, commonly known as ISO, evaluates and assesses fire departments on the emergency services they provide. Items assessed include fire station locations, fire trucks and equipment, staffing levels and community risk reduction.

ISO rates fire departments between 1 and 10, with 1 being the best and 10 being the worst. This rating is used by insurance companies to determine your homeowner and business insurance rates. To keep insurance rates lower, the Fire District has to increase its services as our communities grow in order to keep our ISO-2 rating.

What is the Gallagher Amendment?

Since becoming law in 1982, the Gallagher Amendment has required non-residential property (i.e. commercial, industrial, agricultural, etc.) to be taxed at 29% of its actual appraised value. The Colorado Legislature is required to adjust the residential assessment rate in every odd year to ensure residential property owners pay no more than 45% of the total property tax burden in the State. The non-residential assessment rate is fixed at 29% and the residential rate adjusts every two years.



In 2017, the Colorado Legislature reduced the residential assessment rate to 7.2%. Even a small change in the residential assessment rate can have a significant impact on the tax revenue SACFPD receives. For example, in 2016 a home with an actual value of \$300,000 had an assessed value of \$23,880 ($\$300,000 \times 7.96\% = \$23,880$) and paid taxes of \$236.41 to SACFPD. However, because the residential assessment rate dropped from 7.96% to 7.2% in 2017, the very next year that same homeowner would only pay taxes of \$213.84 to SACFPD. While the loss of \$27.49 in tax revenue on this one house is small, over 34% of the District's total assessed valuation is from residential property so the impacts of residential assessment rate reductions to SACFPD are substantial. In 2018, SACFPD lost \$300,000 from its operating budget and preliminary projections indicate the Colorado Legislature will further reduce the residential assessment rate to 6.11% which will result in another \$530,000 in property tax revenue to SACFPD.