



FIRE STATION RENOVATION OR REPLACEMENT

BALLOT ISSUE 3B

WHAT ARE VOTERS BEING ASKED TO DO?

The City is asking voters to incur debt to replace two fire stations and to modernize services with no additional tax to residents.

WHY ARE THESE REPAIRS NEEDED? AREN'T THESE BUILDINGS WORKING JUST FINE?

The bond would be used to renovate or replace two fire stations: fire station #2 at 2300 Mountain View Avenue and fire station #6 at 501 S. Pratt Parkway. These fire stations are no longer functional for the needs of the community or safe for first responders.

- Current stations do not accommodate modern fire apparatus.
- Station supplies and protective gear are exposed to harmful apparatus exhaust.
- Buildings do not meet current fire, building, energy or water quality codes (built in 1967 and 1971); they are not compliant with the American with Disabilities Act.
- The stations contain asbestos.
- Current site layouts do not permit safe entry into traffic during emergency response.

REPLACEMENT PROJECTS WILL INCLUDE:

FIRE STATION 2

- Relocation to a larger site nearby
- New building, which includes:
 - Space for eight trucks (currently three)
 - Parking for employees
 - Training room for staff
 - Clean storage for equipment and supplies as well as laundry facilities
 - Crew quarters for 6-8 employees per shift

FIRE STATION 6

- Demolition of current facility
- New building, which includes:
 - Space for eight trucks (currently six)
 - Parking for employees
 - Training room for staff
 - Clean storage for equipment and supplies as well as laundry facilities
 - Crew quarters for 6-8 employees per shift

WHAT DOES THIS COST RESIDENTS?

No rate or tax increases are necessary to pay off the bonds. The capital cost of these rehabilitation projects is estimated at \$9.3 million. The total repayment cost will depend on interest rates and the duration of the bonds but will not exceed \$15.5 million.

ARGUMENTS FOR AND AGAINST FUNDING FIRE STATION RENOVATION & REPLACEMENT

Those In Favor Believe

- Modern fire stations will enhance the effectiveness and efficiency of our fire services.
- Modern fire stations built to current code will be safer for our personnel.
- Modern fire stations will increase energy efficiency and decrease carbon footprint.
- Modern fire stations enhance capacity to deliver fire and emergency medical services to our community.

Those Opposed Believe

- The City should not incur new debt.
- Growth should pay its own way for increased services.
- The City should learn to live within its means.
- The City should reprioritize maintenance expenses.



Civic Center
 350 Kimbark St.
 Longmont, CO 80501
 303-776-6050

ADDITIONAL ELECTION RESOURCES

- Find voter registration and ballot information: bouldercounty.org/elections
- Read the actual ballot language for City of Longmont issues: bit.ly/longmont-ballot-language

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CITY OF LONGMONT

LOCAL BALLOT ISSUES

ELECTION DAY
NOV. 6 | 2018

The Longmont City Council has approved three ballot issues for voter consideration in the 2018 election. This brochure provides a factual summary. Ballots are mailed to voters beginning in October.

Si necesita esta información en español por favor llame al 303-651-8601 para solicitar asistencia.

LongmontColorado.gov/2018BallotIssues


REHABILITATION AND IMPROVEMENT OF CITY BUILDINGS
 CITY OF LONGMONT
 BALLOT ISSUE 3A


FIRE STATION RENOVATION OR REPLACEMENT
 CITY OF LONGMONT
 BALLOT ISSUE 3B


RECREATION IMPROVEMENTS
 CITY OF LONGMONT
 BALLOT ISSUE 3C



ALL BONDS

The City's current non-earmarked sales and use tax revenue is split between the General Fund, which is used for ongoing operations of the City, and the Public Improvement Fund, which is used to make capital improvements. The City also collects sales and use tax for specific purposes, such as open space, public safety, and street and transportation management. In the Public Improvement Fund, a certain amount of the annual revenue is used to fund payments on bonded improvements, while the remainder is used to fund smaller projects on a pay-as-you go basis. The previous 20-year bond - which was used to build the Longmont Recreation Center, the first phase of the Longmont Museum, and improvements at the Roosevelt Park campus including the Senior Center, the St. Vrain Memorial Building, and the park itself - will be paid in full in May 2019. The City can now choose to use this bonding capacity for a new set of projects. The highest need in the City at this time is to fund rehabilitation or replacement projects for existing buildings.

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REHABILITATION AND IMPROVEMENT OF CITY BUILDINGS

BALLOT ISSUE 3A



RECREATION IMPROVEMENTS

BALLOT ISSUE 3C

WHAT ARE VOTERS BEING ASKED TO DO?

The City of Longmont is asking voters to approve the issuance of bonds to help fund rehabilitation projects required to prolong the useful life of existing City buildings. In 2014 and 2015, the City hired consultants to produce an assessment report for three aging buildings: the Library, the Safety and Justice Center, and the Civic Center. These buildings are nearing or past the end of their designed life expectancy (30 years). The assessment identified repairs that could extend their useful life by decades. In addition, these repairs will improve accessibility, safety, and energy efficiency of each building.

REHABILITATION AND IMPROVEMENT OF CITY BUILDINGS WILL INCLUDE:

Major structural, electrical, mechanical, and safety improvements needed for continued safe use by the public and employees. The buildings with the most urgent rehabilitation needs are: Library (24 years old), Safety and Justice Center (25 years old), and Civic Center (43 years old).

- Phase 1: Funded; began in 2018 and will be complete in 2019
- Phase 2: Unfunded; if bonding approved, could begin in 2019

WHY ARE THESE REPAIRS NEEDED? AREN'T THESE BUILDINGS WORKING JUST FINE?

In recent years, the City has undertaken a more systematic and holistic approach to planning and completing facility maintenance. Instead of looking just at the pieces of a building such as carpet, roofing, or HVAC, the complete structure of the building is considered. By conducting building assessment reports like those done in 2014 and 2015, the City can best evaluate its buildings and follow through with long-term, cost-effective rehabilitation and repairs.

Generally, it is less expensive to rehabilitate a building in reasonably good condition than to wait until it is in poorer condition and requires more extensive reconstruction.



Civic Center

WHAT DOES THIS COST RESIDENTS?

No rate or tax increases are necessary to pay off the bonds. The capital cost of these rehabilitation projects is estimated at \$16.1 million. The total repayment cost will depend on the interest rates and the duration of the bonds but will not exceed \$26.6 million.

ARGUMENTS FOR AND AGAINST FUNDING THE REHABILITATION AND IMPROVEMENT OF CITY BUILDINGS

Those In Favor Believe

- These are core facilities delivering City services for the benefit of all residents; therefore, it is essential to rehabilitate them for best use.
- By issuing bonds for capital building repair projects, the City is able to complete the projects sooner and reduce the likelihood of more extensive repairs or the need to rebuild these facilities.
- Bond financing distributes costs more equitably across both current and future residents.
- These projects extend the investment already made in infrastructure for the public.

Those Opposed Believe

- These rehabilitation projects are not essential to the continued near-term use of the facilities.
- The City should not incur debt to fund projects of this type; other sources of funding should be found.
- The City should reprioritize City services to meet building repair needs.
- Taxes and fees should be collected over time until there is sufficient money to pay for the repairs.

WHAT ARE VOTERS BEING ASKED TO DO?

The City of Longmont is asking voters to approve the issuance of bonds to fund building and irrigation improvements for Centennial Pool, Ute Creek Golf Course, Twin Peaks Golf Course, and Sunset Golf Course. These improvements are needed to accommodate an increased number of users accessing the pool facility including families with young children, to update outdated irrigation systems, to provide for the safety and security of City-owned maintenance equipment, and to ensure that the City is compliant with the Americans with Disabilities Act (ADA).



Ute Creek Golf Course

IMPROVEMENTS WILL INCLUDE:

- Renovation of Centennial Pool to relieve lobby congestion, provide direct access to the pool area, add four family changing rooms, and bring the shower and toilet facilities into compliance with ADA requirements.
- Rehabilitation or replacement of irrigation systems and critical components at Ute Creek, Twin Peaks, and Sunset golf courses.
- Development of the Ute Creek Golf Course maintenance facility including offices, employee area, heated repair area, cold storage, site improvements, and utilities.



Centennial Pool

WHY ARE THESE REPAIRS NEEDED? AREN'T THESE BUILDINGS WORKING JUST FINE?

Centennial Pool was built in 1974 and provides a variety of swim and fitness programs year-round to over 200,000 visitors. It hosts nine local swim teams for practices and meets and is the only Longmont pool to offer a springboard diving program. Refurbishments have been minimal over the past 45 years. The proposed improvements would satisfy ADA compliance laws, improve traffic flow, and make Centennial Pool a more family-oriented facility.

Golf course irrigation updates would improve coverage zones and turf quality, maintain the life of the systems, and improve sustainability by reducing water and power usage by 10-15%. The average useful life of a golf course irrigation system is 25-30 years. Some current systems have been in operation for over 50 years, and replacement parts are obsolete. Replacement of the pumps, piping, wire, and sprinkler heads would bring the system up to adopted standards and ensure continuation of service.

The Ute Creek Golf Course is in need of a complete maintenance facility to replace the original farm building that was repurposed as a temporary maintenance facility and that has been in service over 20 years. The building is at the end of its useful life, poorly ventilated, and cannot accommodate new equipment, making it difficult for mechanics to complete maintenance and repairs. A new maintenance facility would provide adequate space for all maintenance operations, including equipment repair, secure storage for vehicles, and protection from the elements.

WHAT DOES THIS COST RESIDENTS?

No tax increases are necessary to pay off the bonds. The capital cost of these rehabilitation projects is estimated at \$6.7 million. The total repayment cost will depend on interest rates and the duration of the bonds but will not exceed \$11 million.

ARGUMENTS FOR AND AGAINST FUNDING RECREATION IMPROVEMENTS

Those In Favor Believe

- These improvements will make these facilities compliant with current ADA standards and increase the efficiency, safety, and security of City properties.
- Funding improvements now will be less costly overall than funding future emergency repairs and replacements.
- This ballot issue does not raise taxes; instead, it allows the City to borrow money. If these projects are funded with cash, it could take decades to collect enough fees to pay for the projects.
- Bond financing distributes costs more equitably across both current and future residents.

Those Opposed Believe

- The City should not incur public debt to fund new projects of this type; other sources should be found.
- Rates or fees should be increased and collected over time until there is sufficient money to pay for the improvements.
- Although funding the improvements with cash would result in higher rates for several years, the rates would eventually come down.
- Golf projects should be funded with golf fees rather than being funded by taxes.