



# Jamestown Community Meeting

October 13, 2015



## **Tonight's Agenda**

- Community Updates
- 2015 Ballot Issues



# Elysian Park Playground – Volunteers Needed

**Calling all parents and volunteers!**

We are in need of some basic and simple maintenance at Elysian Park and we are looking for about 5 volunteers for about an hour to help us get compliant with the insurance guidelines at the playground. Tasks include weeding and raking the wood chips to redistribute. Please contact me if you are able to help. We can then pull together the team to work out a date. Thank you in advance!

Please contact: Nina Andalaro  
[Nina.Andalaro@jamestownco.org](mailto:Nina.Andalaro@jamestownco.org)

Thank you in advance!





# Volunteer Coordinator Updates

## Flatirons Habitat for Humanity

### Carolyn's Project

- Steadily working on Carolyn's new home project
- Anticipated completion date is the end of November
- The place is looking awesome!

### Matt & Julie's Project

- Garage deconstruction is in progress
- Finalizing the home design and beginning excavation in November
- Very exciting!





# Volunteer Coordinator Updates

## MDS Coming Home to JT



- We are happy to report their return is set for January 4th
- A stellar team has been put into place to rebuild at least two homes for residents and to assist on a few other repair projects in Town.
- Mike and Linda Stuckey will be serving as the Project Director and Office Manager
- Local Ned resident Herm Weaver will join the team as the on-site Construction Manager. Herm has been busy working with 2 residents to provide support through the building process.
- Currently hoping to put in foundations in the fall, so that building can begin January 4th.
- They will continue to rent the Loupee and Craigo/Schwartz properties to house both long term and short term volunteers.
- We will probably see some of the same volunteers who have been through town in the past since **they all love being here.**



# Water System Upgrades (DOLA)

## Scope of Work

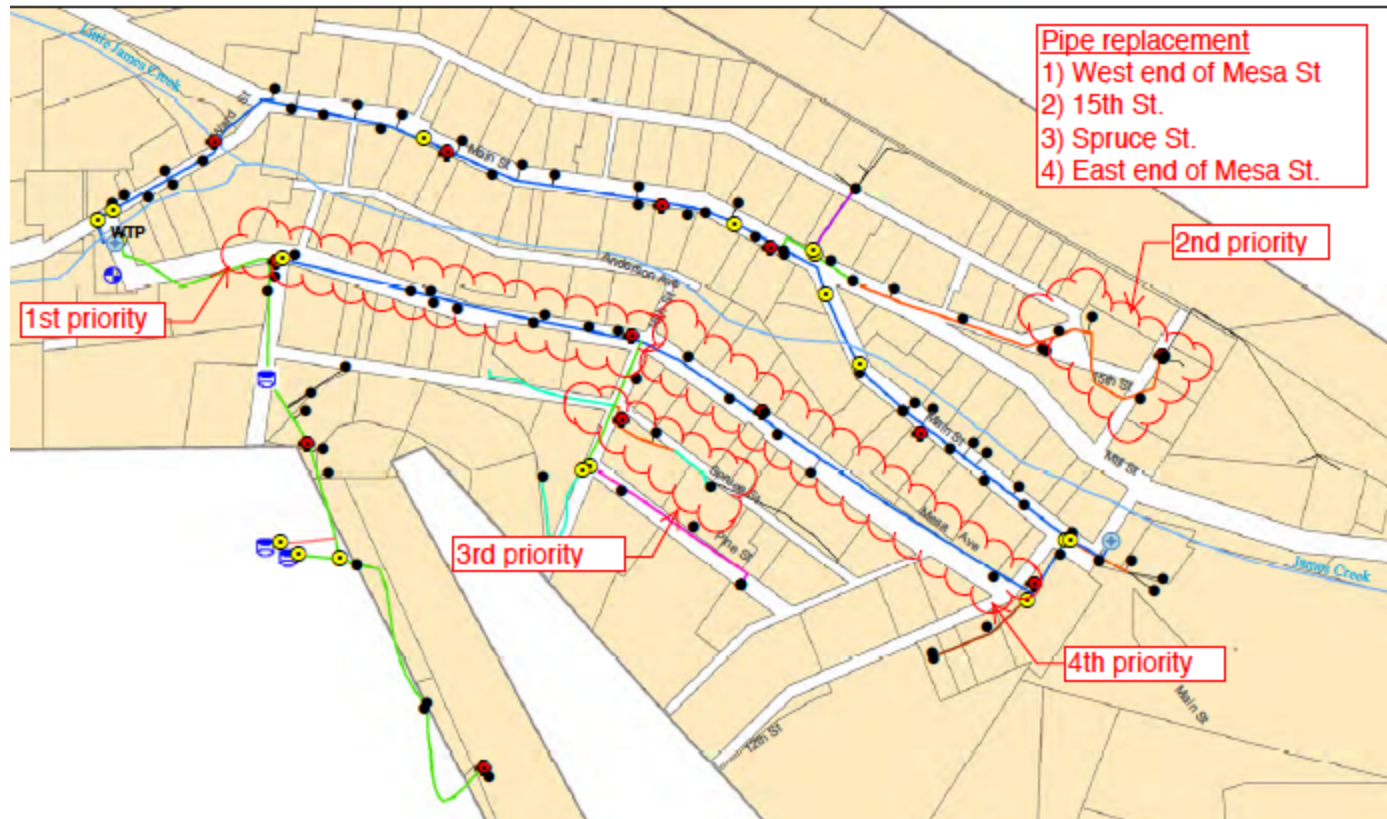
- Distribution system
  - ✓ Water mains, valves, hydrants replacement (Mesa & 15<sup>th</sup>)
  - ✓ Service line re-connections
  - ✓ Storage tank inspection
  - Storage tank repairs and upgrades
- Water treatment plant
  - High service pump switchgear
  - Treatment of filter washwater
  - Disinfection system SCADA integration
  - Corrosion control
  - Power conditioning

## Funding Sources

DOLA Mineral Impact Grant	\$ 984,982
Boulder County Sustainability Grant	\$ 15,000
Donation ACE Engineering in-kind hours	<u>\$ 2,000</u>
<b>Total funds</b>	<b>\$ 1,001,982</b>

# Water System Upgrades (DOLA)

## Distribution System Priorities





# Water System Upgrades (DOLA)

## Distribution System Project Schedule

Activity	Start Date	End Date
Mesa St: Service Connections: 16th St - West End	9/16/2015	9/23/2015
Mesa St: Tie In ( <b>Water Shut Off for ½ Day</b> )	9/23/2015	9/23/2015
15 <sup>th</sup> St: Main Line & Service Connections (details to come)	10/5/2015	10/25/2015
Spruce St: Main Line & Service Connections (details to come)	October	November
Road Grade	November	November
Final Punch List & Close Out	November	November



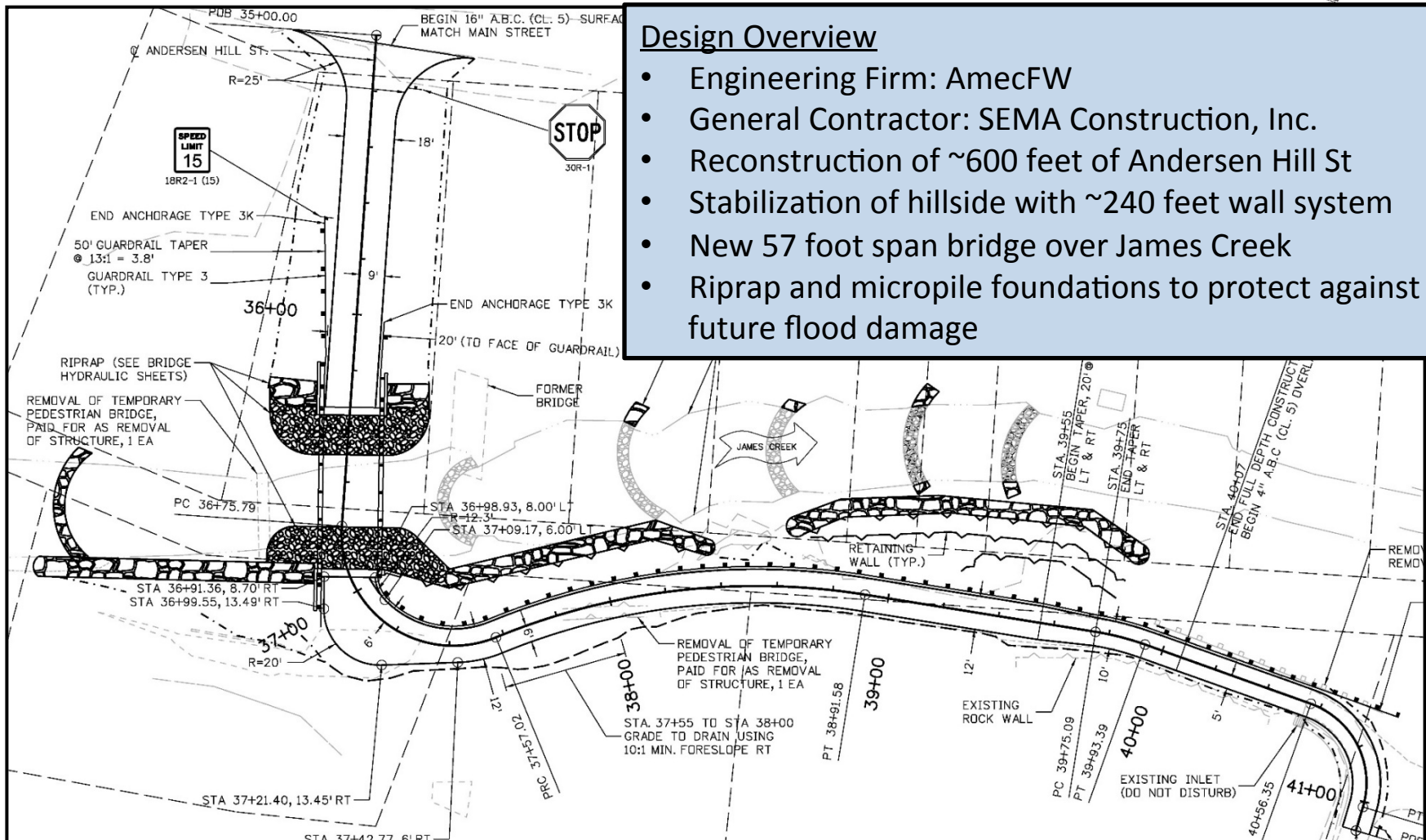
## **Andersen Hill Update (FEMA/CDBG-DR)**

# Andersen Hill & Bridge Reconstruction



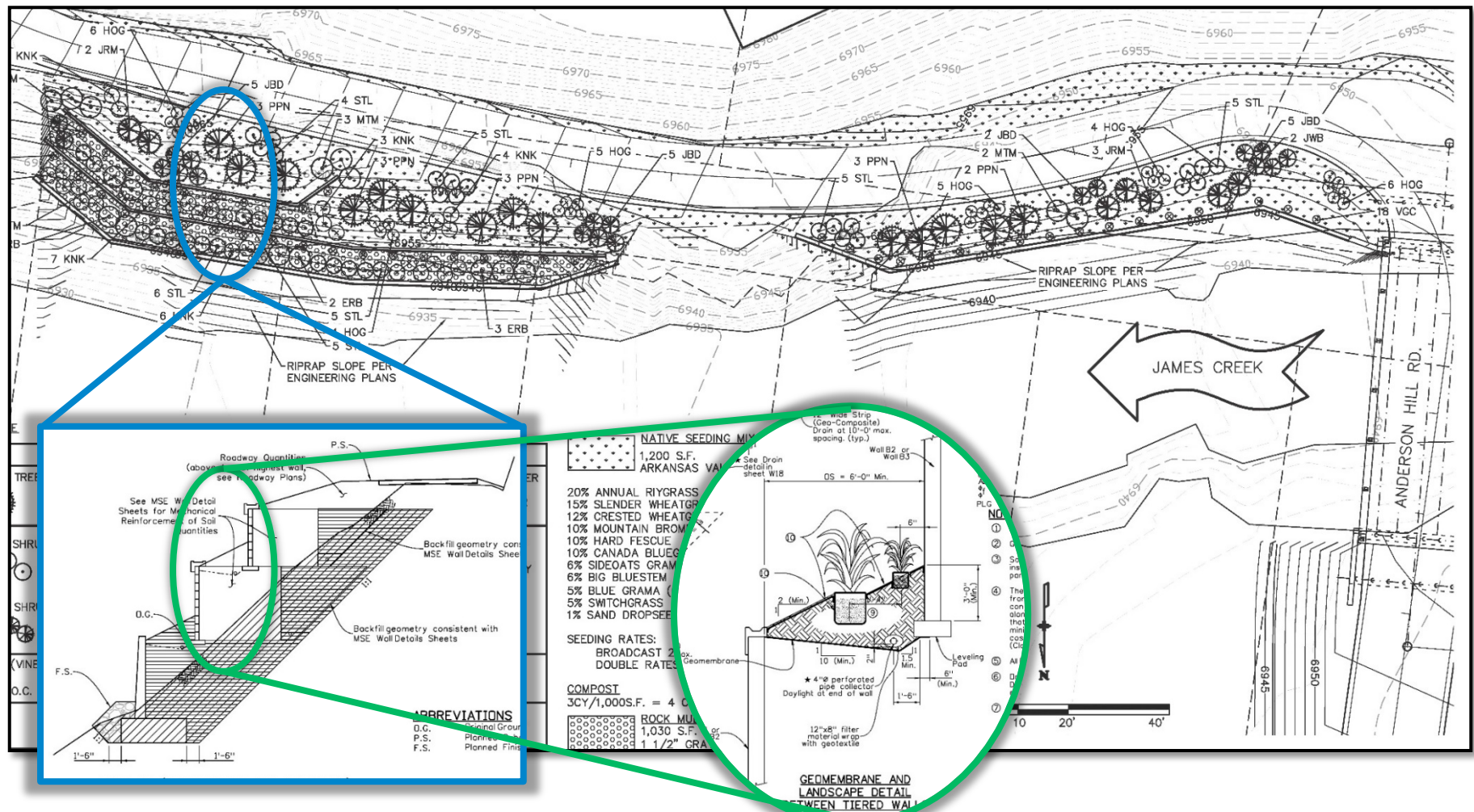
## Design Overview

- Engineering Firm: AmecFW
- General Contractor: SEMA Construction, Inc.
- Reconstruction of ~600 feet of Andersen Hill St
- Stabilization of hillside with ~240 feet wall system
- New 57 foot span bridge over James Creek
- Riprap and micropile foundations to protect against future flood damage





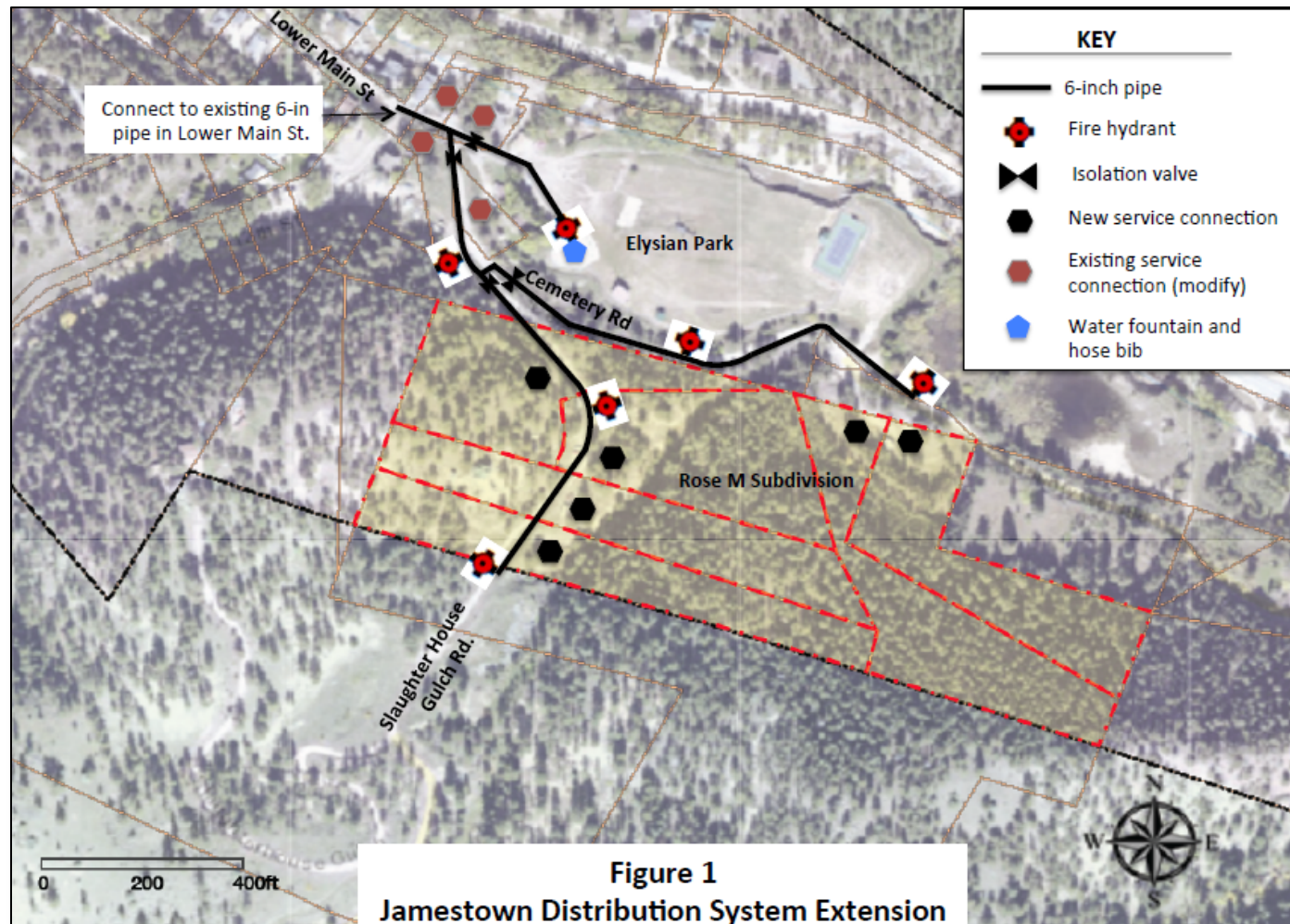
# Andersen Hill & Bridge Reconstruction



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## Rose M Water Line Extension (CDBG-DR)





# Rose M Water Line Extension (CDBG-DR)

## Distribution System Project Schedule

Activity	Start Date	End Date
Bids Advertisement	10/6/2015	10/16/2015
Notice of Award	10/19/2015	10/19/2015
Notice to Proceed	10/26/2015	10/26/2015
Construction	10/26/2015	12/2/2015
Final Punch List & Close Out	12/3/2015	12/11/2015



# Project Updates

## **Gillespie Gulch Culvert**

- Re-engineering the culvert to meet the FEMA Hazard Mitigation Program budget allowance
- Construction will likely begin Spring 2016

## **CDPH&E Water System Upgrades**

- Back-Up Well Location: working with Town's Water Attorney, CDPHE and the Town's Engineers to identify a location and a well depth that will give the Town a back up water source for the future.
- Investigating geography, costs, water rights, state regulations, etc.

## **Irrigation Ditch Reconstruction**

- Scheduled to advertise for the engineering services next week
- Construction will likely begin Summer 2016



# Project Updates

## Town Square Reconstruction

- Tentative Project Schedule: Jan – Jun 2016
- Fingers crossed for completion by 4<sup>th</sup> of July!
- Construction dependency on Andersen Hill and Bridge Project

## James Canyon (Boulder County & AECOM)

- Working with the Boulder County Collaborative to request CDBG-DR Round 2 funds to pave the non-flood-damaged sections of the canyon through Town. Initial estimate from AECOM is ~\$275,000.



**Questions?**



## Financial Summary

- Income:
  - Property taxes (less JVFD) in 2015, approx. \$21,000
  - Projected to rise to approx. \$37,000 by 2020 due to housing recovery, inflation, and other factors (more information in the Modeling section to follow)
- Income pays for Town Clerk, parks, Town Hall operating expenses (bills), capital improvements, audits, legal fees, membership dues, insurance premiums, and other Town services
- We operate on a very lean budget
- Water and JVFD are funded separately
- Town Trustees are volunteers; no impact on Town budget
- Recovery Staff and Consultants are funded by grants; no impact on Town budget



## Town Receives Less Money than Needed

Category	Est. Yearly Shortfall
PRE-FLOOD budget shortfall (BOT planned to be address in 2013, but then the flood happened)	\$14,500
PERMANENT property tax loss (destroyed houses that will not be replaced)	\$1,400
TEMPORARY property tax loss (houses that are being replaced)	\$2,700/year X 3 years
TEMPORARY annual audit expense (due to receiving FEMA and the State grants > \$500,000/year)	\$15,000/year X 3 years
TOTAL Shortfall:	\$33,600/year X 3 years \$15,900/year thereafter

NOTE: The shortfall has been made up so far by using legally-required reserves. With the current shortfall, the reserves will run out by 2020.

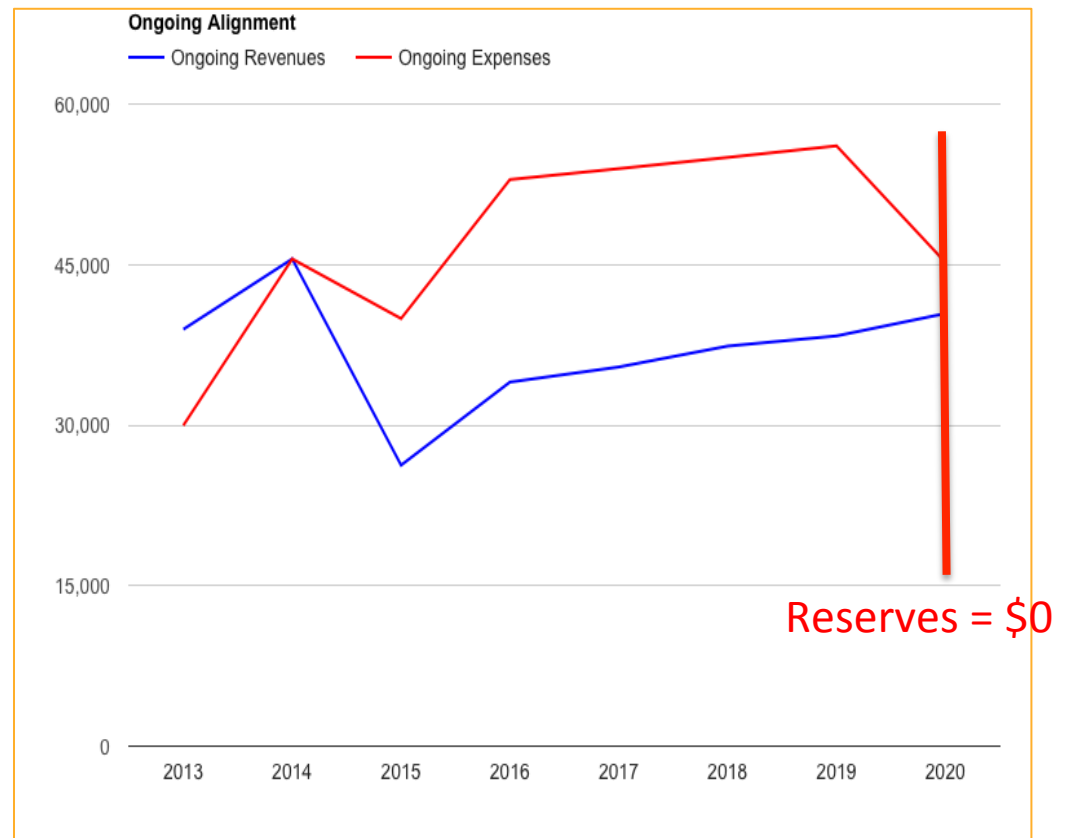
**Bottom Line: Reserves = \$0 by 2020**



## Financial Challenge Illustration

Basic model assumptions:

- No increase in town services
- Avg. house price: \$289,800 in 2016 (estimated)
- 3% per year avg. est. growth, ½ County rate
- 6 houses permanently lost from the flood
- 5 destroyed house rebuilt in 2015-2016
- 4 new house 2017 to 2020





## The Language of Property Taxes

- Property taxes are based on what is called a “mill levy”
- A mill levy = \$1 of property tax for every \$1,000 of Assessed Value
- Assessed Value = Actual Value X 7.96%
- Property Tax on House = Actual Value X 7.96% X / 1000 X Total Mil Levy
- Jamestown’s current property tax (for properties with houses) is 10.5 mills (excluding fire and EMS)

Example for a \$250,000 home

- Assessed Value =  $250,000 \times 7.96\% = \$19,900$
- Current Property Tax =  $\$19,900 / 1,000 \times 10.5 = \$209$  per year



## Current Property Taxes

	10.5 Mil
Est. \$s for Jamestown/year (2016)	\$29,000
\$200,000 property	167
\$250,000 property	209
\$300,000 property	251
\$350,000 property	293
\$400,000 property	334
\$450,000 property	376
\$500,000 property	418

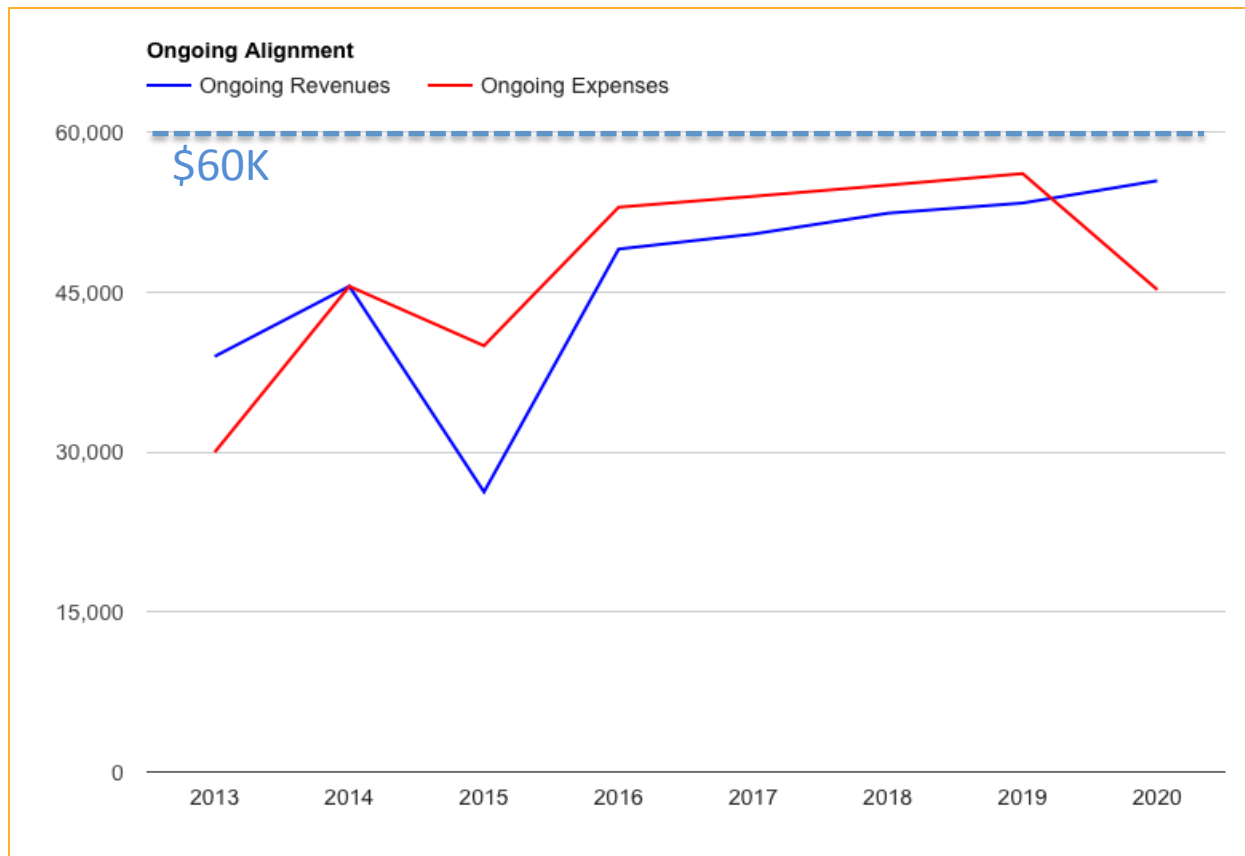
<sup>1</sup> Based on Boulder County, *Calculating Your Property Taxes*

<http://www.bouldercounty.org/doc/assessor/propertytaxcalc.pdf>

<sup>2</sup> Not including JVFD



## Proposed 5 mill Permanent Increase (Issue 2E)



In 2016 the Town would begin to close the gap between the Income and Expenses.



## Proposed 5 mill Permanent Increase (Issue 2E)

	5 Mil
Est. \$s for Jamestown/year (2016)	\$14,500
\$200,000 property	80
\$250,000 property	100
\$300,000 property	119
\$350,000 property	139
\$400,000 property	159
\$450,000 property	179
\$500,000 property	199

<sup>1</sup> Based on Boulder County, *Calculating Your Property Taxes*  
<http://www.bouldercounty.org/doc/assessor/propertytaxcalc.pdf>

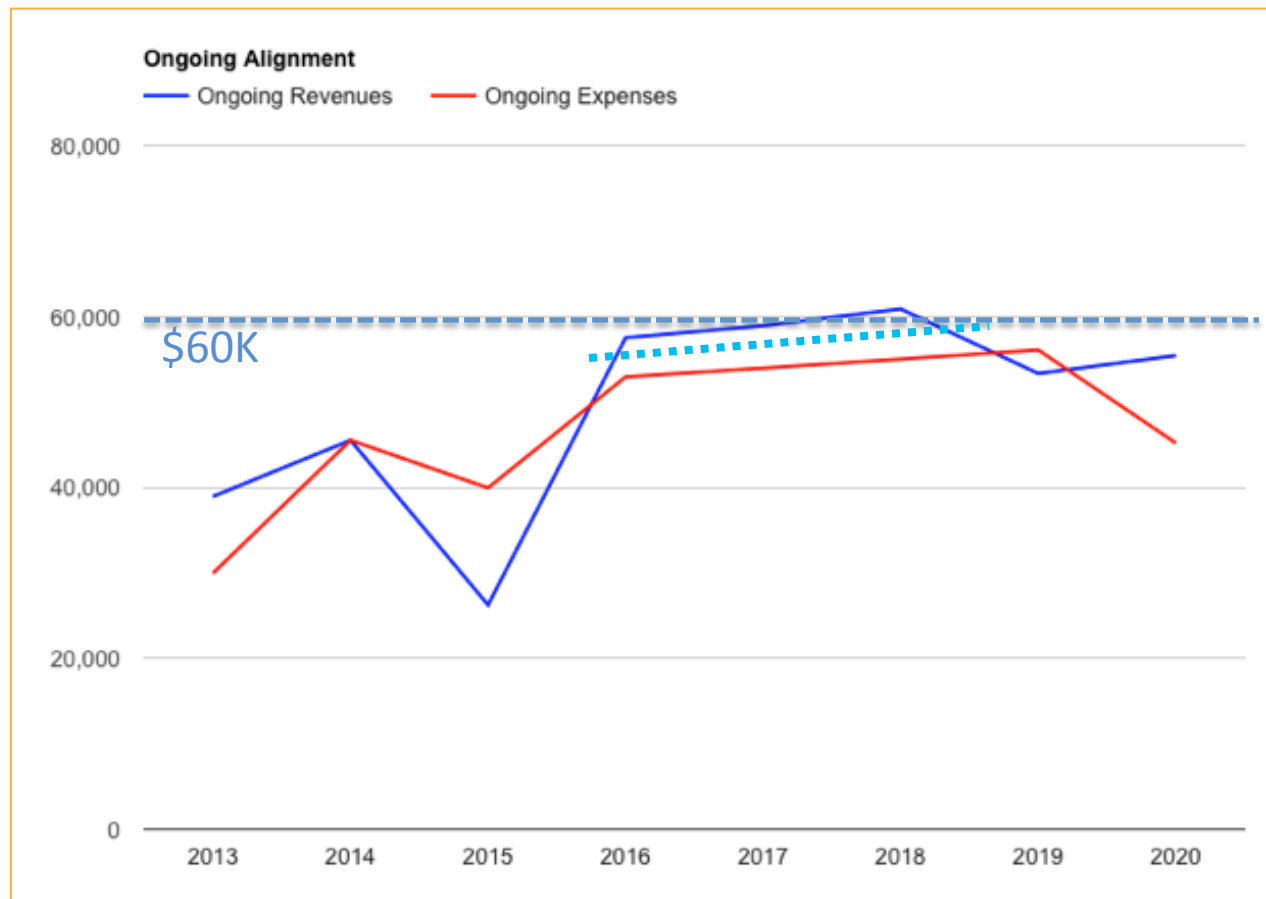


## **Town of Jamestown Ballot Issue 2E**

Shall Town of Jamestown taxes be increased \$15,250 in 2016 and then annually by whatever additional amounts are raised thereafter by the imposition of an additional mill levy not to exceed five (5) mills upon taxable real property within the Town, commencing January 1, 2016, such revenues to be collected, retained, and spent for any lawful municipal purpose; and shall the town be permitted to collect, retain and expend all revenues derived from such tax increase and any earning thereon as a voter-approved revenue change and an exception to limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law?



## Proposed 1.7 mill TEMPORARY Increase (Issue 2F)





## **Town of Jamestown Ballot Issue 2F**

Shall Town of Jamestown taxes be increased \$5,500 IN in 2016 and then annually in 2017 and 2018 by whatever additional amounts are raised thereafter by the imposition of a temporary additional mill levy not to exceed one and seven-tenths (1.7) mills and to be imposed for not more than three (3) years upon taxable real property within the Town, commencing January 1, 2016, with the revenues from such temporary mill levy to be collected, retained, and spent for any lawful municipal purpose; and shall the town be permitted to collect, retain and expend all revenues derived from such temporary tax increase and any earning thereon as a voter-approved revenue change and an exception to limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law?



## Proposed 5 mill Permanent Increase (Issue 2F)

	1.7 Mil
Est. \$s for Jamestown/year (2016)	\$4,930
\$200,000 property	27
\$250,000 property	34
\$300,000 property	40
\$350,000 property	47
\$400,000 property	54
\$450,000 property	61
\$500,000 property	68

<sup>1</sup> Based on Boulder County, *Calculating Your Property Taxes*  
<http://www.bouldercounty.org/doc/assessor/propertytaxcalc.pdf>