# Your City. Your Future. Community Improvement Program

**CITY COUNCIL UPDATE January 26, 2019** 





## Today's Agenda

**Diane Lapierre**, Loveland Public Library Director

- Objectives
- Timeline and Decision Points

Alan Krcmarik, Acting Director of Finance, City of Loveland

- Financing Options

Paul Hanley, Senior Vice President, George K. Baum & Company

- Community Opinion Research

Mark Jackson, Public Works Director, City of Loveland

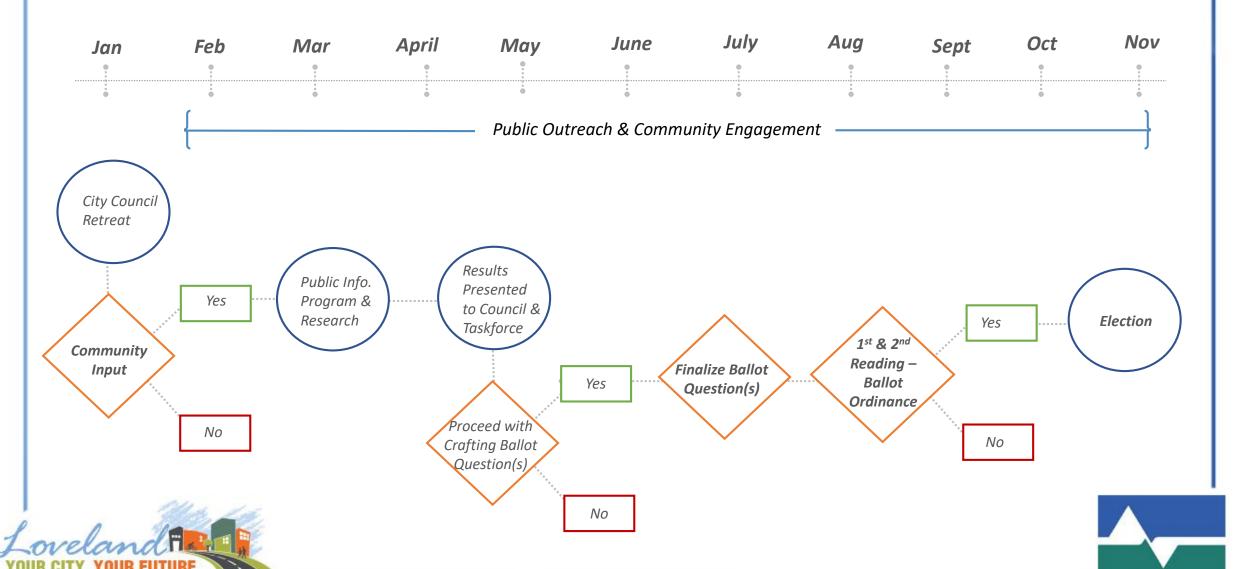
- Recap of Decision Points

#### **Discussion**





#### **Timeline & Decision Points**



City of Loveland

## **Decision Points**

#### **Project Financing**

- Sales Tax on Food
- Use of Certificates of Participation (COPs)

#### **Project List**

- Pulliam Community Building
- Existing List
- Other Considerations

#### **Timing**

- 2019 vs. 2020

#### **Opinion Research**

- Test One Question





Project Purpose: To engage the community in evaluating whether or not citizens would support a proposed sales tax increase to fund select community capital projects.

City Council Update Purpose: To inform City Council on project progress to date and receive guidance.





## City Council Involvement

- Council Retreat: January 2017
- Presentation to City Council: July 2017
- Approval to hire consultants: September 2017
- Program Update: December 19, 2017
- Program Update: April 24, 2018
- Program Reboot: January 8, 2019





## Loveland...Your City. Your Future.

#### **Proposed Projects:**

- 1. Replacement of Fire Station #3
- 2. Renovation/Expansion of Fire Station #5
- 3. New Community Recreation Center
- 4. Museum Remodel and Expansion
- 5. New Branch Library
- 6. Eisenhower Blvd (US 34) Improvements
- 7. Complete Taft Avenue Projects
- 8. Recreation Trail Underpasses
- 9. Pulliam Community Building Renovation





## **Project Costs**





## Capital Cost Estimates (2018)

	Total Cost	Available*	<u>Unfunded</u>
Rec Center	55,000,000	21,050,932	33,949,068
Museum	22,000,000	4,877,711	17,122,289
Library	22,700,000	4,440,000	18,260,000
Fire Station #3	6,000,000	-	6,000,000
Fire Station #5	3,700,000	-	3,700,000
Pulliam	5,000,000		5,000,000
Rec Trail Underpasses	19,000,000	-	19,000,000
US 34 Widening	30,000,000	5,547,820	24,452,180
US 34 /Taft Intersection	5,300,000	1,212,000	4,088,000
Total	168,700,000	37,128,463	131,571,537

<sup>\*</sup>Available Funds are in the 10-Year Capital Plan





## Operating and Maintenance Cost Estimates (2018)

#### ✓ Road

 Covered in Annual Maintenance Budget

#### ✓ Fire

Additional O&M minimal

#### ✓ New Facilities

- Comprised of Personnel, Supplies & Other Services
- Will Need to be Initially Funded by Tax Increase Proceeds

	Rec Center	<u>Museum</u>	<u>Library</u>
Year One	562,500	575,000	1,000,000
10 Year Total	6,448,432	6,591,731	11,463,880
	-	Total O&M	24,504,043

Assumes Inflation @ 3% per year





## Summary of Funding Needs

	Total Cost	<u>Available</u>	<u>Unfunded</u>
Capital	168,700,000	37,128,463	131,571,537
O&M	24,504,043		24,504,043*
		Total Unfunded	156,075,580





<sup>\*</sup> O&M Needs for 10 years

## Public Policy Program





## Key Elements Ready to Go

#### **Presentation Boards**



#### Website Landing Page



#### Letter & Attachment



#### Newsletter



#### **Mail Survey**







## Updated Timeline (if Pursued in 2019)

- Reconvene Task Force (Late Jan or Early Feb)
- Open Houses/Presentations/Events (March July)
- City Website/Social Media (Preliminary Info Posted, Ongoing)
- Earned Media (Ongoing)
- Registered Voter Letter (February 12)
- FAQ Newsletter (February 22)
- Mail Survey (March 5)
- Phone Poll (March 24-26)
- Final Task Force Meeting (Early May)





## **Timeline Considerations**

Pros and Cons of Pursuing a Sales Tax Proposal in 2019 Rather Than 2020

#### **ADVANTAGES**

- With construction costs increasing, sooner is better
- Informational pieces and mail survey are ready to go (projects vetted by citizen task force)
- Shorter ballot, with fewer statewide measures
- Easier to get the attention of the voter (less noise)
- Fewer votes needed in an off-year election
- School district ballot measures no longer on the ballot
- County's mental health measure no longer on the ballot
- Economy still relatively strong (a key driver in voters deciding on tax-related referenda)
- Polling would determine if there is support for a 2019 sales tax measure (no need to guess)





## **Timeline Considerations**

Pros and Cons of Pursuing a Sales Tax Proposal in 2019 Rather Than 2020

#### **DISADVANTAGES**

- Voter fatigue when it comes to new tax measures
- Timed with city council races
- Older, more fiscally conservative voters often represent a larger percentage of the electorate for off-year elections relative to gubernatorial and presidential elections (reducing likelihood of success)
- Much stronger get-out-the-vote (GOTV) efforts needed during the campaign to be successful
- County might consider a transportation-related ballot measure (2019 or 2020?)





City Council Update Purpose: To inform City Council on project progress to date and receive guidance.

## Discussion/Direction



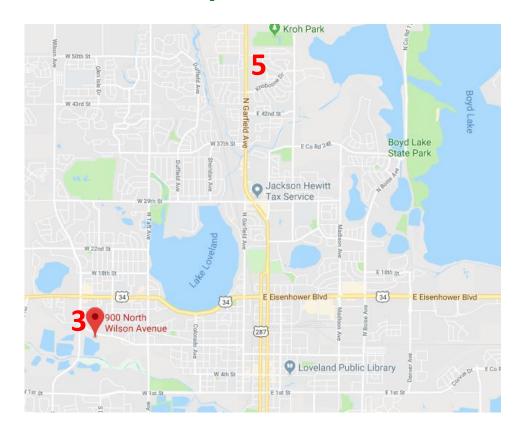


# Additional Details & Background Information





- ✓ Replace Fire Station 3
- ✓ Renovate/Expand Fire Station 5









## ✓ Fire Station 3 Replacement

- Currently 39 years old
- o Undersized functional areas: dorm, restroom, locker space
- Lack of gender privacy
- Lack of support space for apparatus bays
- Bays not compliant with standards to prevent health issues
- No lobby or public restrooms
- > Proposal calls for 10,400 sq. ft. facility







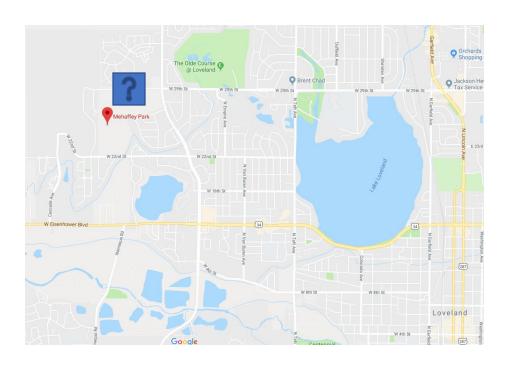
## √ Fire Station 5 Renovation/Expansion

- Undersized functional areas: dayroom, kitchen, sleeping quarters
- Lack of apparatus bay space (no drive-thru bays)
- Ineffective decontamination area
- Inadequate bunker storage and workout facilities
- Workout area not isolated from diesel exhaust
- Aging mechanical systems, roofing, door hardware
- Proposal calls for 10,500 sq. ft. facility on existing site





## **New Community Recreation Center**









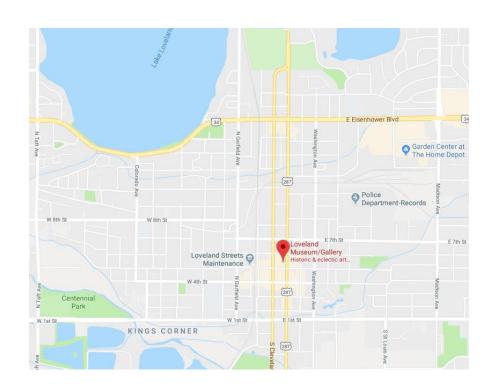
## ✓ New Community Recreation Center

- Chilson Rec Center operating over design capacity
  - 30% over design capacity (on average)
  - o 50% over design capacity (school holidays and Jan-May)
- Extensive community outreach efforts identify strong demand for additional recreation space
- Proposal: 80,000 sq. ft. Community Recreation Center
- Northwest Quadrant of city





## Museum Expansion & Remodel













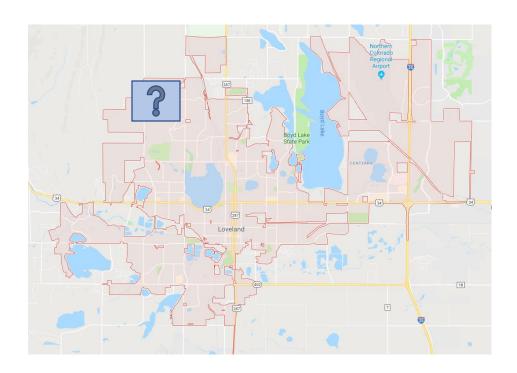
## ✓ Museum Expansion & Remodel

- World-class art and history museum has outgrown its current space
- Proposal: 26,000 sq. ft. expansion and remodel
- Allow for a broader range of art and history exhibits
- Help to boost the local economy and reinforce the City's reputation as a thriving arts community





## **New Branch Library**









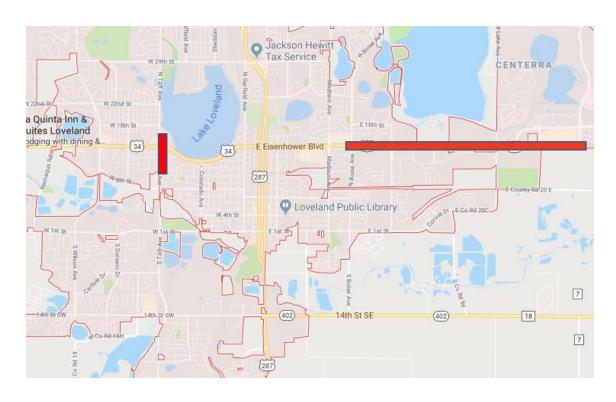
## ✓ New Branch Library

- Existing library has never been busier, serving thousands of individuals, businesses and organizations
- New library would address an underserved part of the city and help reduce capacity issues at existing library
- Feasibility study currently being conducted, including extensive public input, to define ideal location, size and features





- ✓ Eisenhower Blvd (US 34) Improvements
- ✓ Complete Taft Avenue Projects











## ✓ Widening & Intersection Improvements: E. Eisenhower Blvd (Highway 34)

- One of Loveland's busiest roadways
- o Reduce traffic congestion and improve driver and pedestrian safety
- Improvements to US 34 from Boise Ave to Rocky Mountain Ave, including US 34/Boise Ave intersection
- Address missing third through lane in each direction
- Expansion of acceleration/deceleration lanes
- Additional turn lanes at Boise intersection
- Address missing curb, gutter, sidewalk and bike lane







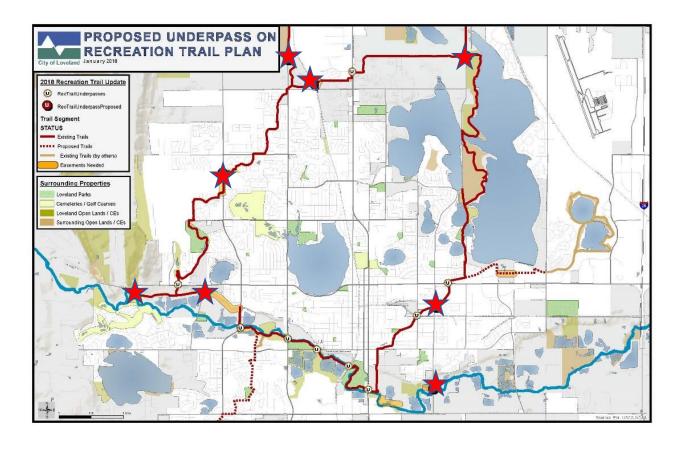
#### ✓ Complete Taft Avenue Projects

- Remaining work from the Taft Avenue Phase II project
- Reduce traffic congestion and improve driver and pedestrian safety
- Roadway widening form 11<sup>th</sup> Street to Westshore Drive
- New traffic signal at Taft/Eisenhower intersection
- Dual northbound and southbound left turn lanes and medians at Eisenhower intersection





## Trail Pedestrian Underpasses









## ✓ Recreation Trail - Underpass

- o Construction of eight pedestrian underpasses under arterial roads
- Important part of city's trail system
- Allows for separation of bicyclists and pedestrians
- Enhance safety
- Promote alternative modes of transportation
- Improve pedestrian connectivity city-wide





## Pulliam Community Building















## ✓ Pulliam Community Building

- Historic community building constructed in 1938
- Currently underutilized and mostly vacant
- Phase I renovations funded from private donations, grant and matching funds from City
- Phase II would finish remodel and bring building back to life
- Venue for events, rentals, community gatherings and performances





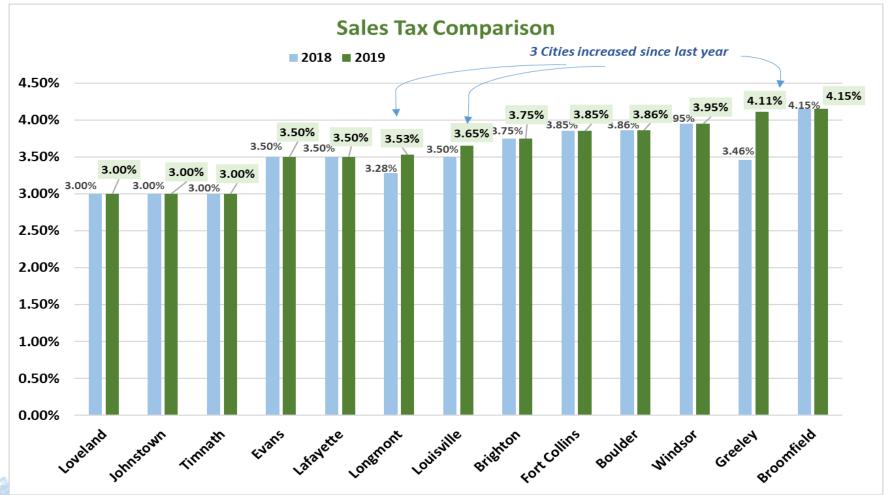
# Tax Increase Options Previously Considered





#### **Sales Tax Rate Comparison**

**Updated 12/18/18** 







# **Updated 12/18/18**

	1/2 cent Increase			
	5 cents on \$10 purchase			
	Sales Tax	<u>Use Tax</u>	<u>Total</u>	
Year 1 2020	\$ 7,684,740	\$ 1,109,083	\$ 8,793,823	
10 Year Total	\$ 88,229,128	\$ 13,117,163	\$ 101,346,290	
15 Year Total	\$ 139,847,778	\$ 21,487,715	\$ 161,335,493	
20 Year Total	\$ 198,545,650	\$ 30,888,191	\$ 229,433,841	
2.44% annual growth rate factor (matches budget)				
Funding Gap: \$161 million				
15 years to fund				





## **Updated 12/18/18**

	0.95 Cent Increase			
	9.5 cents on \$10 purchase			
	Sales Tax	<u>Use Tax</u>	<u>Total</u>	
Year 1 2020	\$ 14,601,005	\$ 2,107,258	\$ 16,708,263	
10 Year Total	\$ 167,635,342	\$ 24,922,609	\$ 192,557,952	
15 Year Total	\$ 265,710,779	\$ 40,826,658	\$ 306,537,437	
20 Year Total	\$ 377,236,735	\$ 58,687,563	\$ 435,924,298	
2.44% annual growth rate factor (matches budget)				
Funding Gap: <b>\$153,519,619</b>				
About 8½ years to fund				





# **Financing Options**





# Pay As You Go

- ✓ No Debt
- ✓ Construction Schedule Dictated by Revenue Flows
- ✓ Delayed Gratification
  - Slower Construction Schedule
  - Construction Costs Increase (inflation)





# Capital Lease

- Collateralized by Project Assets
- Slightly Higher Interest Cost
- Does Not Need Additional Voter Approval





# Combined

- ✓ Pay as you Go
  - Road Projects
  - Fire Stations
  - Rec Trail Underpasses
- √ Capital Lease
  - Library
  - Museum
  - Rec Center
- √ Considerations
  - Slightly Higher Interest Cost





# Combined

- ✓ Advantages
  - Facilities can be Built Sooner
  - Road, Trail, and Fire Projects can be Funded Using Cash
  - Closer to Current Dollars; Minimize Inflation
- ✓ Disadvantages
  - Capital Lease Payments Include Interest
  - Higher Cost (Spread Out over Several Years)
- ✓ Other Considerations
  - Requires Annual Appropriation





# Public Policy Details





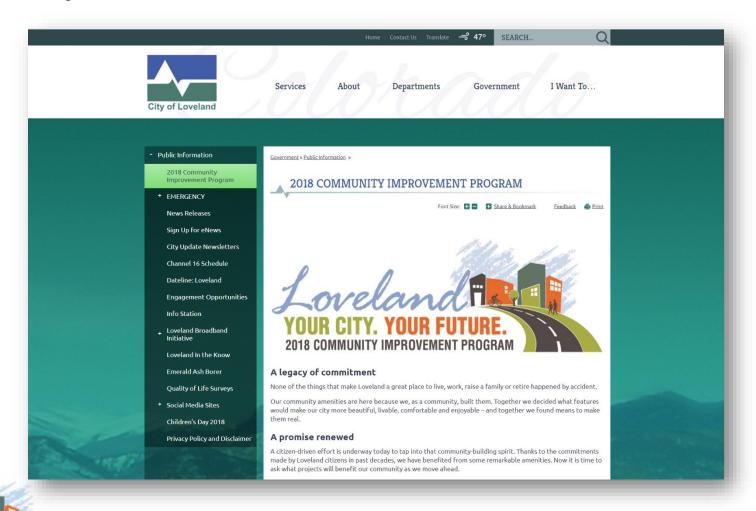
# • Open Houses/Presentations/Events (March - July)







• City Website (Preliminary Information Posted)





## • Earned Media (ongoing)







### • Registered Voter Letter (Feb 12)







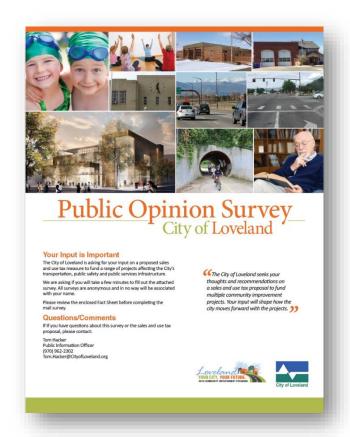
#### • FAQ Newsletter (Feb 22)







#### • Mail Survey (March 5)



- Mailed to all registered voter households (both likely and unlikely Nov 2019 voters)
- Highest readership of all pieces mailed
- 15 to 20 questions, including open-ended
- Provides general undertone of electorate
- Not a predictor of an issue's likely success or failure
- A non-representative sample of the registered voter population
- Response rate 7-18%
- Often 8-10% too friendly





### **Mail Survey Questions:**

- ✓ Awareness question ("How much had you read, seen or hear about....")
- **✓** Right direction vs. wrong track
- ✓ Priority placed on parts of proposal
   Fire stations, rec center, museum expansion, etc.
  (1=Low Priority....5=High Priority)
- ✓ Arguments in favor vs. arguments against (1=Not at All Convincing...5=Very Convincing)





### **Mail Survey Questions (cont.):**

- ✓ Ballot Question (½-cent, 9-Yr Sunset Proposal) ("If an election were held today, would you vote 'Yes' in favor, or 'No' to oppose...")
- ✓ Open-Ended Follow-Up ("What is your main concern, if any....)
- ✓ Ballot Question (0.95-cent, 16-Yr Sunset Proposal) ("Rather than pursuing a ½-cent sales and use tax...")
- ✓ Additional Information Needs ("What additional information...")
- ✓ Demographics





### Phone Poll (Mar 24-26)

- **✓** Public Opinion Strategies
- ✓ Random stratified sample (300)
- **√** 5.66% +/-
- **✓ 30-40% cell phones 60-70% landlines**





#### **Phone Poll Questions**

- ✓ Warm-up questions
- **✓** Ballot question
  - Split sample (150 =  $\frac{1}{2}$ -cent and 150 = 0.95-cent)
- ✓ Open-ended (determine why support or not)
- ✓ Test parts of the proposal
- Parts of proposal rotated

- √ Tax sensitivity question
- ✓ Arguments in favor

- Half of sample hear arguments in favor first

✓ Arguments against

- Arguments rotated
- ✓ Ballot question

  ("Now that you've heard more about...")
- ✓ Demographic questions





### **Estimated Print, Postage, Polling...**

Registered Voter Letter/Attachment 26,655 Households Print & Prep for Mailing: Postage – Presort Standard: \$4,068 \$6,930

Newsletter

26,655 Households Print & Prep for Mailing: Postage – Presort Standard: \$4,837 \$6,930

**Mail Survey** 

26,655 Households Print & Prep for Mailing: Postage – Presort Standard: Reply Postage: \$6,060 \$6,930 \$4,717 (15% return)

✓ Phone Poll (n=300) \$20,000

✓ Follow-Up Letter

26,655 Households Print & Prep for Mailing: Postage – Presort Standard: \$3,493 \$6,930

TOTAL: \$70,895



