



Long Range Financial Plan Update

Presented to City Council October 15, 2013

Approved by City Council October 22, 2013

A large, 3D-rendered graphic of a ribbon or banner, colored in shades of blue and grey, extending from the left side of the page towards the right. The year "2013" is printed in white on the right-hand side of the ribbon.

2013

LONG RANGE FINANCIAL PLAN UPDATE

Table of Contents

I. Mission, Vision, Guiding Values & Goals	1
II. Introduction & Executive Summary	2
2.1 Introduction	2
2.2 Executive Summary	2
III. Assumptions	7
IV. Policies	11
V. Key Components	12
General Governmental Funds.....	12
VI. Land Uses Analysis	20
Major Land Uses.....	20
VII. Financial Model & Ratios	22
VIII. Projections.....	26
8.1 Land Use	26
8.2 Revenue And Expenditures	27
8.3 Ratio	29
IX. Scenarios	30
X. Utilities/Enterprise Funds.....	32
10.1 Introduction	32
10.2 Water Fund	33
10.3 Sewer Fund.....	42
10.4 Water Reclamation Fund	46
XI. Bonds/Debt, Notes, And Cops Management	49
11.1 Outstanding Bonds, Notes & Certificates Of Participation	49
11.2 Sources Of Repayment.....	50
Appendix.....	52
Appendix A - Comprehensive Plan Land Use Amendments History	53
Appendix B - Revenues & Expenditures Allocation Percentage	56
Appendix C - Percentage Allocation Of Revenues And Expenditures	57
Appendix D - Development Assumptions.....	59
Appendix E - 5 Year - Cip Long Range Plan.....	60

LONG RANGE FINANCIAL PLAN UPDATE

I. MISSION, VISION, GUIDING VALUES & GOALS

This Long Range Financial Plan (Financial Plan) for the City and County of Broomfield was developed based on a framework of guiding plans. The guiding plans not only guide the key individuals and divisions responsible for the implementation of this plan, but also provide a means of measuring the effectiveness of their efforts in achieving fiscal sustainability.

City and County of Broomfield's Mission and Guiding Values

Working in partnership with the community, the City and County of Broomfield provides excellent services in an efficient, respectful and courteous manner to enhance and protect the environment and quality of life of Broomfield citizens.

Guiding Values

- We are here to serve our citizens as advocates and problem solvers.
- We always treat our citizens and employees with dignity, respect, and equity.
- We are fiscally responsible.
- We are here to help Broomfield be a safe and enjoyable community filled with opportunity for citizens and employees.
- We care and we show it through our positive manner.
- We respond quickly and we follow-up.
- We value vision, diversity and progressive thinking.
- We encourage new ideas and suggestions.
- We maximize opportunities to advance the interests of the community as a whole.

Long Range Financial Plan Vision

The mission of this Financial Plan is to provide a long-term, strategic framework for the accomplishment of the City and County's mission statement and to provide an adaptable, living document that can be utilized during changing economic environments and conditions.

City and County of Broomfield 2005 Comprehensive Plan - Land Use Vision

Create an appropriate and sustainable land use pattern anchored by great neighborhoods and vibrant community activity centers that are linked to create an economic and environmentally sustainable community.

LONG RANGE FINANCIAL PLAN UPDATE

II. INTRODUCTION & EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Broomfield Way: over and over during preparation of the 2013 update to the City and County's Financial Plan, "The Broomfield Way" was referenced. While hard to quantify (and this **is** a report about numbers), The Broomfield Way takes the Financial Plan beyond the numbers and into the quality of life issues championed by a City and County committed to a sustainable and healthy financial future. It is a proud tradition.

In 2004, City Council's top priority was the development of a Financial Plan and the first Financial Plan was adopted. The plan was updated in 2009, and now this is the Financial Plan's second update. The primary purpose of the Financial Plan is to provide a method to assist in achieving the goal of economic sustainability for Broomfield. Subjects identified by Broomfield's City Council in discussing this priority included: growth, finance, the local economy, and debt retirement. The Financial Plan contains information and assumptions regarding Broomfield's financial health and serves as a valuable tool in preparing for build-out of the City and County.

This document includes historical data from the 2004 and 2009 Financial Plans, as a reference point. The cost allocation methods used in each of the previous plans to project future years are now supported by the actual results. Using this same method, Broomfield can soundly project revenues and costs to build-out. In each of the 2009 and 2013 plan updates, outside independent consultants have been used to substantiate the Financial Plan supporting documents.

2.2 EXECUTIVE SUMMARY

2013 FINANCIAL PLAN UPDATE

The Financial Plan is designed to be a living, dynamic tool to provide the City and County of Broomfield with clear information with which to make policy decisions and provide clarity to the overall direction of the City and County and the various factors that influence, inhibit, and enhance that direction.

The Financial Plan links land use planning, demographic modeling, and financial planning. This linkage is achieved by coordinating financial planning with Broomfield's 2005 Comprehensive Plan (Comprehensive Plan) general land use categories. The purpose for this integration is to understand the potential financial implications of future land uses and plan accordingly to ensure that Broomfield remains a financially sustainable community that can afford to maintain existing levels of service at build-out.

Although Broomfield has achieved good financial health, continued positive economic and revenue results are not guaranteed. Several factors can affect the continuation of positive results, including:

- Deviations from projected land uses detailed in the Comprehensive Plan

LONG RANGE FINANCIAL PLAN UPDATE

- Unforeseen effects of aging infrastructure
- Short-term and long-term economic conditions
- Broomfield's population demographics
- Changes in tax and revenue policy
- Increases in service levels and demands
- Changes in retail competition from Broomfield's neighboring communities

In order to continue to monitor Broomfield's financial health, the Financial Plan incorporates a model that can be used to evaluate the financial impacts of land use decisions on an ongoing basis.

Approach

This financial model is intended to enable the City Council and staff to step back from the short-term incremental process of the annual budget to study the current and long-term financial impacts of land use development and related strategies. The updated Financial Plan will also assist in developing and communicating strategic revenue and expenditure goals beyond the one-year budget cycle, and even the five-year forecast planning cycle.

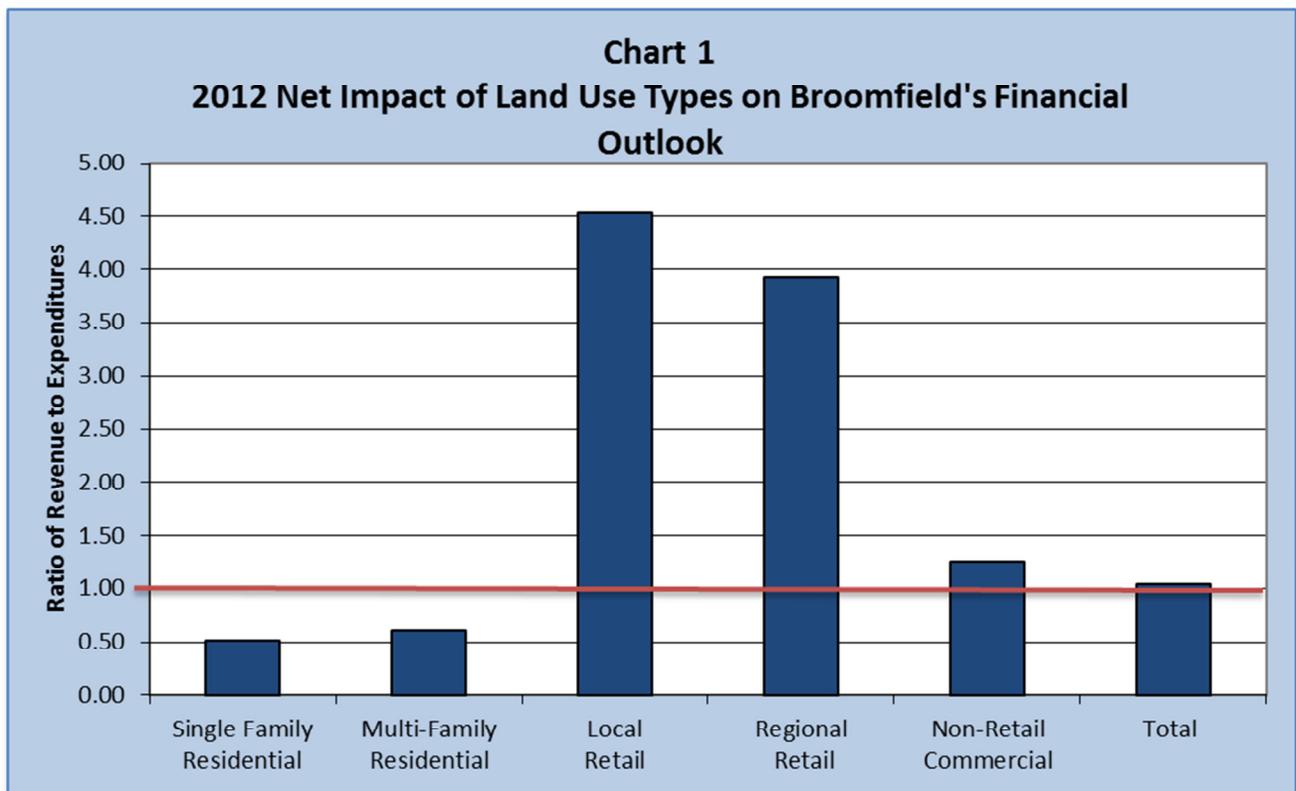
As with the original 2004 Long Range Financial Plan and the 2009 Update, this report will be based on a financial model that has several fundamental characteristics. Key City and County assumptions for the analysis include:

1. The Financial Plan is linked to the Comprehensive Plan and the accompanying planning documents that define land use plans and desired outcomes.
2. Fiscal year 2012 results will form the baseline for the 2013 update to the Financial Plan.
3. The Financial Model focuses on current revenue sources and functional expenditures categories and does not include any potential changes in tax rates or tax policy.
4. The analysis also assumes that financial practices and limitations contained in the State constitution, State laws, and City and County Charter and Municipal Code provisions remain unchanged.
5. The Financial Model used for the Financial Plan measures the financial health for a given set of funds using a simple ratio of revenues to expenditures.
6. The Financial Model takes into account the differential impact of various land uses, including single family, multi-family, commercial, local retail, and regional retail.
7. The analysis is focused on two parts: general government and utility funds.
8. The utilities funds are linked to the Utilities Master Plan.

The Financial Plan links land use and financial planning by coordinating financial planning with the Comprehensive Plan's land use categories. This integration allows prudent planning for existing and future land use needs, and associated costs of providing services, and ensures Broomfield remains a financially healthy and sustainable community that can afford to maintain existing levels of service at land use build-out.

LONG RANGE FINANCIAL PLAN UPDATE

Land use affects finances. Residential land use has a mixed net impact on Broomfield's financial outlook. That is, residential areas cost more to provide services to than Broomfield receives in taxes and revenues generated by those areas. In the chart below, the single-family and multi-family residential provide 51 cents and 61 cents, respectively, of revenue for every dollar Broomfield spends on the cost of services for these land use categories. Yet the residential land use is an important component for growth in the retail and commercial land uses that have positive net impacts on Broomfield's financial outlook. Retail and commercial areas generate more in taxes and revenues than it costs Broomfield to provide services to those areas. It is the combination of these net impacts that determines Broomfield's overall financial outlook. This is illustrated by Chart 1.



A ratio of 1.00 (shown by the red line on the chart above) indicates that revenues generated by the land use are equal to the cost of services allocated to the same land use. Ratios greater than 1.00 indicate a net positive ratio of revenues to expenditures, and ratios less than 1.00 indicate services cost more than revenues generated.

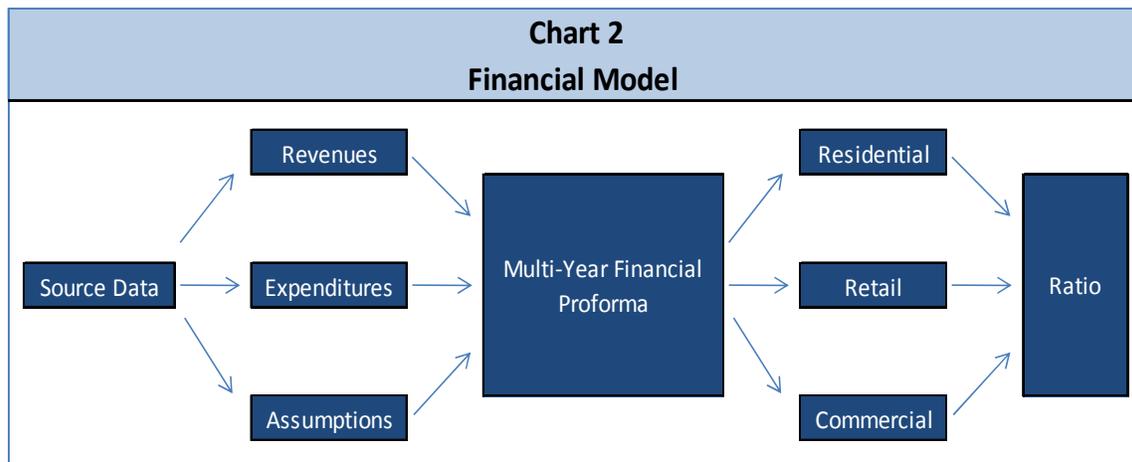
The total land use ratio in 2004 was 1.02, and in 2008 it was 1.11. In 2012, it was 1.04. This means that in 2012, for every \$1.00 of expenditures, Broomfield received \$1.04 in revenues. At build-out, the 2013 Financial Plan projects the ratio to be 1.08. (Build-out ratios for the 2004 and 2009 Financial Plans were 1.11 and 1.08, respectively.)

LONG RANGE FINANCIAL PLAN UPDATE

For the 2013 Update, additional analysis was done to distinguish the cost of service differences between single-family and multi-family residential units. This was done to accommodate changes in the type of housing units demanded by the market and to determine how demographics indirectly affect Broomfield's financial health.

Financial Model

In order to continuously monitor Broomfield's financial health as land use decisions are made by City Council, the Financial Plan contains an interactive model that can be used to evaluate the financial impacts of the land use decisions. The model includes general governmental-type fund operating and capital revenues and expenditures, staffing projections, and long-range financial projections. Revenue and expenditure data included in the models include: 2012 (actual numbers), 2013 and 2014 (budget numbers), and projections until build-out. The key output of the model is the annual *Revenue to Expenditure Ratio* explained earlier. An illustration of how financial model is built is shown below in Chart 2.



Broomfield's Financial Health

The Financial Model indicates that Broomfield is financially healthy and, barring any significant deviations from planned uses of land or other major assumptions in the Financial Plan, is expected to maintain and sustain this health. This is largely due to sound fiscal practices, including:

- Projecting revenues conservatively
- Providing affordable service levels
- Funding ongoing, operating expenditures with ongoing, operating revenues
- Funding maintenance and replacement of capital equipment and infrastructure adequately
- Promoting a diversified mix of revenues
- Promoting a desired mix of land uses
- Ensuring growth pays for its own way
- Maintaining healthy levels of operating and debt service reserves

LONG RANGE FINANCIAL PLAN UPDATE

- Maintaining reserves for specific purposes, such as transportation improvements and facility expansion

Use of Scenarios

Continued financial health cannot be guaranteed; as such, the Financial Plan includes scenario modeling that can illustrate the impacts when certain assumptions and variables change.

LONG RANGE FINANCIAL PLAN UPDATE

III. ASSUMPTIONS

The Financial Model has essential assumptions based on Broomfield's expertise and experience, interviews with each department, and best management practices. They are summarized below.

General Financial Assumptions

1. The model includes all current revenues and expenditures that relate to Broomfield's general government activities.
2. The model uses one-time revenues for one-time expenditures.
3. The model eliminates transfers between funds to avoid double counting either revenues or expenditures.
4. The model was reconciled to Broomfield's 2012 financial statements.
5. Level of services will remain consistent.

Land Use Analysis Assumptions

While land use allocation factors vary minimally from year to year, over time the cumulative variations can be noticeable. These variations are primarily due to:

1. Changes in sales tax revenue, based on changes in the square feet of regional and local retail.
2. Changes in property-related revenues based on changes in assessed valuation.
3. Changes in all revenue sources due to changes in square feet of different land use types.
4. Changes in the productivity of different revenue sources.
5. Changes in the allocation of funding to different City and County programs.

Due to changes in land use applications as seen recently by Broomfield, the 2013 Update varies from the previous plans by differentiating between single- and multi-family residential land uses instead of showing residential land use as one category.

Key Over-Arching Assumptions

1. Financial planning is tied to land use planning.
2. Staffing levels are generally determined based on cost drivers for each division and anticipated maintenance of existing service levels at land use build-out. As growth occurs (as measured through increased street lane miles, parks acreage, population, etc.) and opening of new facilities are projected to provide services (e.g. Health and Human Services building, Detention pods, Service Center) staffing levels are projected to increase. While departmental interviews to discuss the impact of the cost drivers on the need for additional staffing consistently included discussion on how technology advancements may mitigate this, data does not exist that supports any conclusions or trends about technology's ultimate effect on future staffing and/or service levels.
3. Inflation is expected to affect revenues and expenditures similarly (for the purpose of evaluating land uses at build-out only).
4. Broomfield's projected population at build-out is 95,500.
5. Broomfield's land mass is 33.58 square miles and to-date is approximately 73% built-out, which is defined as the percentage of developed land (including acreage dedicated to open lands) compared to Broomfield's total land mass.

LONG RANGE FINANCIAL PLAN UPDATE

6. It is not known precisely when Broomfield will reach build-out, as this will be determined by the economic and market conditions and the rate of development over time. Such factors are difficult to predict.

The Financial Plan models include the following:

General Government Financial Model

1. Funds Included

- City General, Street, Library, Recreation, Facilities, Cemetery, County General, Health and Human Services, Lodging Tax, Capital Improvements, Open Space and Parks, Service Expansion Fee (SEF), Development Agreement, and Conservation Trust.

2. Revenue Assumptions

- Property Tax – based on the trend of revenues recognized over the past eight years (since adoption of the original long range financial plan), reassessment increases in the base assessed value are conservatively projected to be 2% every other year. In addition, increases based on Community Development’s square feet projections for new residential and commercial development have been added into the property tax revenue forecasts in the year after their construction is anticipated to be complete.
- Sales Tax – based on a review of the annual increases in sales tax revenues on existing retail over the past eight years, these revenues have been conservatively projected to increase 2% annually going forward. Additional projected increases in the sales tax revenues are based on Community Development’s commercial square feet projections for new retail for each year. These projections take into account the types of anticipated future retail projects and, in areas where specific retail is anticipated (generally those associated with development agreements), the projections allocate sales-per-square-foot based on those designations (e.g. for certain development projects grocery stores are anticipated to generate sales of \$260/SF, restaurants at \$300/SF, in-line retail at \$70/SF, etc.). Many future developments have revenue sharing agreements with developers, which help fund infrastructure cost; each of these agreements have been carefully considered as sales tax was projected for that area.
- Building Use Tax – revenue is projected based on the cost of building Masterials, with inflationary cost increases over the years, for Community Development’s annual square feet projections for new residential and commercial projects.
- Vehicle Use Tax – based on historic trends, this category of revenue tends to increase about 4% per year.
- Intergovernmental, Contributions, and Transfers – also based on historic trends, these categories of revenue are projected to increase 3% per year.
- Most other revenues have been inflated 2% per year using 2012 actual as the base.

3. Expenditures Assumptions

- Expenses were analyzed based on function. Each department was interviewed and cost drivers for personnel, supplies, and contractual services were developed (e.g. growth in park acreage, street lane miles, population, etc.). The cost drivers were then applied to the current service level to develop standard costs for each type of services. Using the

LONG RANGE FINANCIAL PLAN UPDATE

standard costing method, future costs were projected. In addition, where the opening of new facilities have been identified in City Council's review of future needs (Human Services building, Detention pods, Service Center, etc.) operating costs associated with using the new facilities were incorporated into the cost projections.

- When specific expenditure drivers could not be attributed to a land use, an average of attributed expenditure allocations was calculated and used.

4. Reserves

- The City and County's policy is to maintain operating fund reserves at a minimum of 10% of operating expenditures and debt service. However, the goal for operating reserves is two months of expenditures or 16.67% of the annual budgeted expenditures. Historically Broomfield has been able to achieve this goal and the model provides for this level of reserves to be maintained.

Additional details for revenue and expenditure assumptions are found in Appendix C. The appendix also details how each type of revenue or expenditure was allocated between the five land use categories.

Utilities Funds Financial Model

1. Funds Included

- Water, Sewer, and Water Reclamation (Reuse Water).

2. Revenue Assumptions

- Operating revenues are based on number of active Tap Equivalent (TEs) or Equivalent Residential Units (ERUs) in service, plus a one-half year increment for the estimated TEs/ ERUs coming on line each year.
- Rate increases, when warranted, are calculated as if they take effect on January 1st of the year the increase is implemented.
- Water Reclamation rates are tied to the Water rates at 50% of the current Water rate.
- Utility license fee rates will be set to cover the cost of growth related expenditures and capital revenue is based on the estimated number of TEs/ERUs to be sold each year.
- While the Sewer Fund carries 100% of the obligation for certain revenue bonds issued on its Balance Sheet, proceeds from the bond issue were split between the Sewer and Water Reclamation Funds to finance capital improvements specific to each fund. The Water Reclamation Fund makes an annual transfer to the Sewer Fund to pay for its share of principal and interest on these bonds.

3. Expenditures Assumptions

- The Utilities Financial Model projects expenditures to increase 4% per year based on prior year trends.
- The Water Fund cost projections include several future capital projects for processing and storage capacity including Water Treatment Plant expansion in 2016, Chimney Hollow/ Windy Gap Reservoir in 2018, and Broomfield Reservoir in 2023.
- The Sewer Fund also has future capital costs projected for a plant capacity increase in 2024 to accommodate the build-out population, plant modification for federal regulations, and several major lift stations, as growth develops in north Broomfield.

LONG RANGE FINANCIAL PLAN UPDATE

4. Reserves

- Utilities funds will maintain debt reserves equal to three years' debt service expenditures.
- Utility funds will maintain operating reserves at a minimum of 10% of operating expenditures. This is currently maintained at 16.67% (or two months) of operating expenditures. The long range plan supports continued maintenance of reserves at this level.

LONG RANGE FINANCIAL PLAN UPDATE

IV. POLICIES

The primary role of Broomfield's government is to enhance and protect the environment and quality of life of Broomfield's citizens. Broomfield's Vision Statement, Mission Statement and Guiding Values, provide direction for fulfilling this primary role. In addition to these overarching items, Broomfield has several policy goals regarding land use and financial planning. The following list details some of these key policies, but is not intended to be comprehensive.

- Valuing Open Lands
 - Goal of establishing 40% of Broomfield's land mass planned as Open Lands.
 - Currently at 32% Open Lands, with plans for future acquisitions to continue working toward the goal.
- Having Growth Pay its Own Way
 - Maintaining healthy land use mix to promote both residential and retail development.
 - Development agreements which help fund infrastructure costs.
 - Services Expansion Fee of \$1 per square foot, of which 50% is shared with the school district for joint capital projects.
- Promoting Fiscal Constraint and Prudence
 - Balancing the Annual Budget by funding ongoing, operating expenditures with ongoing operating revenues.
 - Practice of zero-based budgeting.
 - Increasing staffing levels to meet increased demands only when need is fully justified.
 - Utilizing contractual services, limited appointment, and temporary positions for grant funded initiatives and short-term workload increases.
 - Planning for asset protection to ensure viability of major revenue streams.
- Maintaining Healthy Levels of Reserves to Ensure Consistent Provision of Services
 - Maintain operating fund reserves at the goal or 16.67%.
 - Developing capital reserves to fund major projects on a pay-as-you-go basis.
- Reducing Debt
 - In 2012, most City and County debt was refunded to take advantage of lower interest rates.
 - With the exception of some major Utilities Fund projects, all future capital projects are anticipated to be funded on a cash basis.

These key policies foster actions that create and maintain the type of community described in the Comprehensive Plan's Vision Statement. Fiscal sustainability is a major priority for both the Comprehensive Plan and the Financial Plan. Ensuring fiscal sustainability is a major element that flows through the Mission Statement, Guiding Values, and Vision Statement. With Broomfield's integrated approach regarding land use and financial planning, existing and planned land uses are a driving factor in determining long-range financial projections.

LONG RANGE FINANCIAL PLAN UPDATE

V. KEY COMPONENTS

GENERAL GOVERNMENTAL FUNDS

Key Components of the Financial Plan

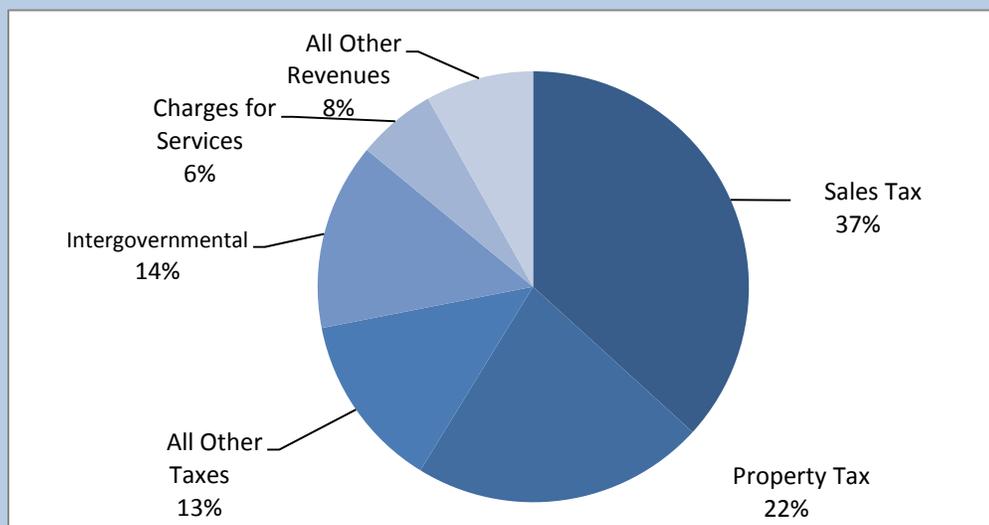
The financial model described in this report has been prepared for all general government activities.

Revenues

The revenue structure for the City and County of Broomfield shows significant diversity. As shown in Chart 3, Broomfield benefits from strength in multiple revenue sources as opposed to over-reliance on a single source. Even more important, the diversity of the revenue base is unique as Broomfield is both a City and a County giving Broomfield both sales tax and property tax. This diversity benefits the City and County in multiple ways:

- It protects against downturns in any one or two revenue sources.
- It provides for a more robust and stable growth in the long term.
- It provides a greater number of options for increasing revenues when a broader downturn affects the economy.

Chart 3
General Government Revenue
2012 Actual



LONG RANGE FINANCIAL PLAN UPDATE

Sales Taxes

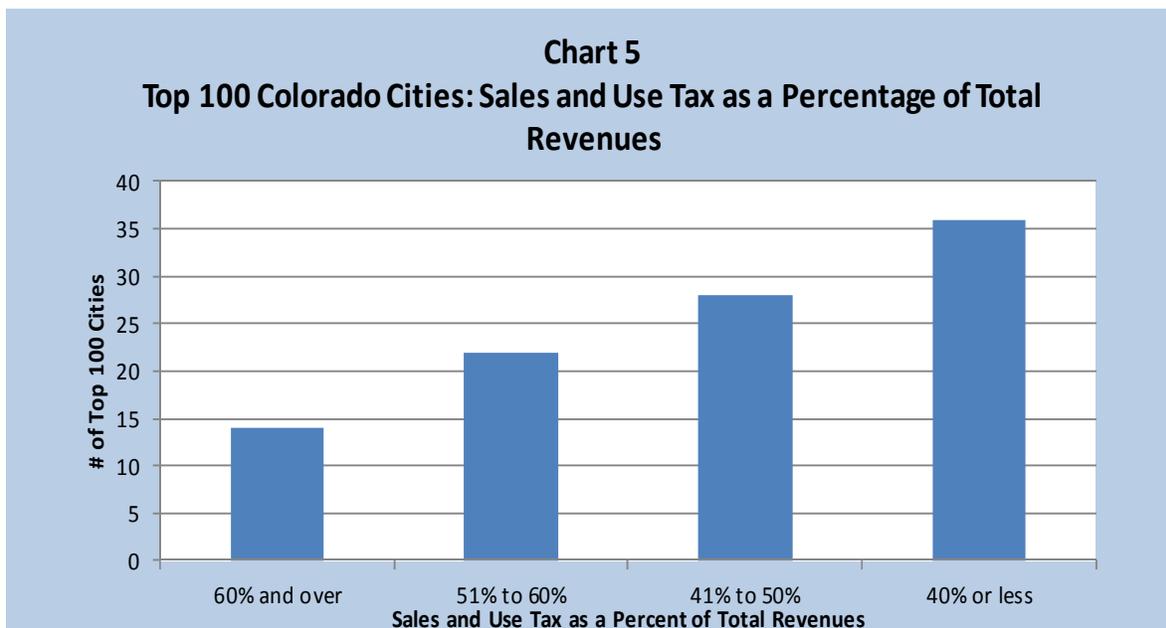
Sales tax is the largest source of revenue for the general governmental funds of City and County of Broomfield. The current City and County sales tax rate is 4.15%. The 2012 revenue includes \$46.6 million in sales tax revenue, representing 37% of total revenues for the City and County governmental funds.

Sales and Use Tax Revenue – How Does Broomfield Compare?

Statewide, Colorado experienced a decrease in revenues normally generated from new development from 2008 to 2010 due to the slump in the national economy. Broomfield’s sales and use tax revenue for 2010 was 43.86% of its total revenue compared to other surrounding areas where the average was 47.34%. As Charts 4 and 5 demonstrate, the degree of reliance on sales and use tax was slightly lower than the cities surrounding Broomfield in 2010. The Five-City Average shown in Chart 4 includes data for Denver, Boulder, Englewood, Thornton and Westminster.

Chart 4 Sales and Use Tax % of General Revenue - 2010	
Broomfield	43.86%
Denver-Metro Five-City Average	47.34%

Chart 5 indicates that in 2010 overall in Colorado, 64% of cities relied on sales tax for 40% or more of their revenue.



*Source: Colorado Department of Local Affairs (data based on 2010).

Over the past decade, Broomfield has made enormous strides in strengthening its sales tax base. Much of that base is now maturing and Broomfield continues to face stiff retail

LONG RANGE FINANCIAL PLAN UPDATE

competition from its neighboring communities. Chart 6 presents a summary of sale tax revenue for the years 2004 through 2012.

Chart 6 Broomfield Sales Tax History: 2004-2012				
Year	City Sales Tax Rate	County Sales Tax Rate	Total Actual Sales Tax Revenue	Sales Tax per Capita per 1%
2004	3.75%	0.40%	\$37,583,660	\$200
2005	3.75%	0.40%	\$39,794,238	\$203
2006	3.75%	0.40%	\$40,325,987	\$198
2007	3.75%	0.40%	\$41,856,610	\$191
2008	3.75%	0.40%	\$40,667,198	\$179
2009	3.75%	0.40%	\$37,506,891	\$168
2010	3.75%	0.40%	\$42,168,207	\$180
2011	3.75%	0.40%	\$44,236,563	\$183
2012	3.75%	0.40%	\$46,642,969	\$215

A key comparison is the amount of sales tax revenue generated per capita per 1% rate of taxation. This number provides a good indicator of the strength of the retail economy and the relative “purchasing power” or “capture rate” of the sales tax. The amount of sales tax revenue per capita in 1999 (prior to the economic expansion at Interlocken and the Flatirons area) was \$65 per 1%. In 2000, after the mall area development, it increased, yet dipped to \$168 in 2009 during the great recession. As the region recovers, our sales tax per capita per 1% has risen to reach \$215 per 1% in 2012. A substantial amount of this increased production comes from shoppers outside the Broomfield due to the regional influence of Broomfield’s retail centers.

To compare Broomfield’s sales taxes to other communities, Chart 7, on the following page, shows both the City rates and **total** sales tax rates, including the County rate, plus the State and any special district portions, along with data on the revenue generated in each City.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 7 2012 Sales Tax Revenue Comparison					
City	2011 Population	City Sales Tax Rate	Predominant Total Sales Tax Rate	Total 2012 Sales Tax Revenue	Revenue Per Capita at 1%
Denver	620,917	3.620%	7.620%	\$522,221,473	\$232
Boulder	99,479	3.410%	8.210%	\$77,741,989	\$229
Broomfield	57,336	3.750%	8.150%	\$46,642,969	\$217
Englewood	30,720	3.500%	7.750%	\$22,363,618	\$208
Littleton	42,557	3.000%	7.250%	\$22,366,677	\$175
Louisville	18,598	3.500%	8.300%	\$9,823,972	\$151
Longmont	87,423	3.275%	8.075%	\$41,156,395	\$144
Lakewood	144,429	3.000%	7.500%	\$61,746,371	\$143
Westminster	107,851	3.850%	8.600%	\$46,919,449	\$113
Thornton	121,848	3.750%	8.500%	\$51,074,263	\$112
Aurora	333,117	3.750%	8.500%	\$135,113,671	\$108
Arvada	107,673	3.460%	8.210%	\$37,954,667	\$102
Northglenn	36,508	4.000%	8.750%	\$13,301,458	\$91

The data in Chart 7 shows that Broomfield continues to maintain a very productive sales tax at a rate that is generally comparable to many Denver-Metro cities of similar or larger size. In future years, Broomfield will face challenges maintaining this level of productivity as existing retail centers age. The addition of new retail in several planned development areas will be essential to the continued health of the City's sales tax.

Property Taxes

Property taxes are the second largest source of tax revenue for the City and County of Broomfield. The current City and County mill levy is 28.968 mills. The 2012 revenue includes \$27.8 million in property tax revenue. This represents 22% of total revenue for the City and County governmental funds.

A mill levy determines the amount a taxpayer must pay for every \$1,000 of assessed value. In Colorado, assessed value is calculated at different rates for residential and commercial property. Residential property is assessed at a rate of 7.96% of market value while commercial property is assessed at a rate of 29.00% of market value. A residence with a market value of \$100,000 would have an assessed value of \$7,960 while a business with a market value of \$100,000 would have an assessed value of \$29,000. In these examples, one mill would generate \$7.96 from the residential property and \$29.00 from the commercial property. If you applied Broomfield's mill levy, the residence would have a \$230.58 annual property tax bill while the business has an \$840.00 annual property tax bill.

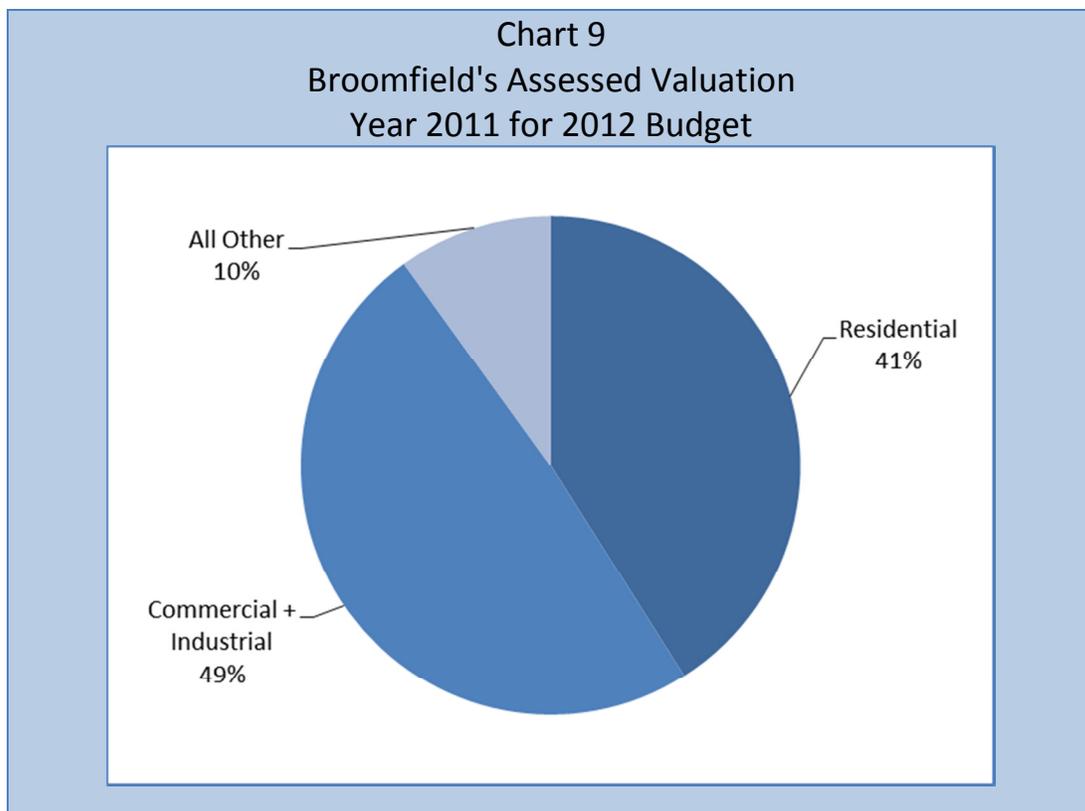
LONG RANGE FINANCIAL PLAN UPDATE

In addition to diversifying its revenue sources and strengthening its sales tax base, Broomfield has also established a well-balanced property tax base. Around 49% of Broomfield's total assessed valuation comes from commercial land uses. Since commercial property is assessed at a much higher rate than residential property, this high proportion of commercial valuation significantly strengthens Broomfield's property tax revenues. Charts 8 shows the value of commercial land use.

Chart 8 Broomfield Property Tax Comparisons: 2004 - 2012						
Year	City & County Mill Levy	Residential Assessed Value	Commercial (+Industrial) Assessed Value	Total Assessed Value	Total Property Tax Revenue	Revenue Per Capita Per 1 Mill
2004	28.968	\$ 285,082,822	\$ 477,304,620	\$ 897,568,802	\$ 24,177,671	\$19.00
2008	28.968	\$ 398,655,981	\$ 570,417,690	\$ 969,073,671	\$ 28,072,126	\$17.67
2012	28.968	\$ 431,486,865	\$ 519,294,220	\$ 950,781,085	\$ 27,542,226	\$16.43

Note: Assessed value is from prior year (e.g. 2007 for 2008 tax year).

Chart 9 shows the percent of each category residential, commercial with industrial, and other to the total assessed value.



LONG RANGE FINANCIAL PLAN UPDATE

Property Tax Revenue – How Does Broomfield Compare?

Since 2003 Broomfield has consistently ranked in the top five cities in terms of productivity of its property tax due to this balance between commercial and residential assessed valuations. Chart 10 presents the comparison between Broomfield and other cities in the metro area for 2013 revenues (which are based on assessed valuation from 2012).

Chart 10 2013 Property Tax Revenue Comparison							
City	2011 Population	Assessed Valuation 2012 for 2013	Property Tax Mill Levy	Est. Total Property Tax Revenue 2013	Assessed Valuation Per Capita	Revenue (at 1 Mill)	Revenue Per Capita (at 1 Mill)
Boulder	99,479	\$ 2,500,705,976	11.981	\$ 29,960,958	\$ 25,138	\$ 2,500,706	\$25.14
Broomfield*	57,336	\$ 986,596,392	11.457	\$ 11,303,435	\$ 17,207	\$ 986,596	\$17.21
Englewood	30,720	\$ 498,187,350	7.794	\$ 3,882,872	\$ 16,217	\$ 498,187	\$16.22
Littleton	42,557	\$ 611,580,060	6.662	\$ 4,074,346	\$ 14,371	\$ 611,580	\$14.37
Wheatridge	30,384	\$ 405,187,273	1.830	\$ 741,493	\$ 13,336	\$ 405,187	\$13.34
Lakewood	144,429	\$ 1,701,819,508	4.711	\$ 8,017,272	\$ 11,783	\$ 1,701,820	\$11.78
Longmont	87,423	\$ 1,034,654,242	13.420	\$ 13,885,060	\$ 11,835	\$ 1,034,654	\$11.84
Westminster	107,851	\$ 1,159,144,080	3.650	\$ 4,230,876	\$ 10,748	\$ 1,159,144	\$10.75
Arvada	107,673	\$ 1,094,231,116	4.310	\$ 4,716,136	\$ 10,163	\$ 1,094,231	\$10.16
Aurora	333,117	\$ 2,393,409,680	10.290	\$ 24,628,186	\$ 7,185	\$ 2,393,410	\$7.18
Thornton	121,848	\$ 897,730,980	10.210	\$ 9,165,833	\$ 7,368	\$ 897,731	\$7.37
Northglenn	36,508	\$ 242,279,510	11.597	\$ 2,809,715	\$ 6,636	\$ 242,280	\$6.64

* Broomfield's mill levy is city only- the combined City and County mill levy equals 28.968

Expenditures

From 2008 to 2012, the City and County of Broomfield has maintained an overall flat rate of expenditure growth, averaging 0.72% annual growth each year during this period (see Chart 12 on the following page). Although there were areas of moderate growth during this period, the flat growth rate can be attributed to the downturn in the economy, resulting in many reductions to expenditures, delaying capital projects, and debt refinancing. During the same time period, revenue grew by 2.55% as shown on Chart 11.

Chart 11 Revenue Growth - Increase			
Increase from 2008 to 2012			
SOURCE	Total	Average Annual	Average Annual % Change
Sales Tax	\$5,833,609	\$1,458,402	3.57%
Property Tax	\$2,177,476	\$544,369	2.11%
Intergovernmental	\$192,677	\$48,169	0.33%
Charges for Services	\$1,196,277	\$299,069	3.30%
All other Taxes	\$2,202,766	\$550,692	3.81%
All Other Revenues	\$131,432	\$32,858	0.32%
Total Revenues	\$11,734,237	\$2,933,559	2.55%

LONG RANGE FINANCIAL PLAN UPDATE

Chart 12			
Expenditure Growth - Increase/(Decrease)			
Increase from 2008 to 2012			
Function	Total	Average Annual	Average Annual % Change
Health & Human Services	\$1,553,808	\$388,451.93	3.36%
Police	\$1,635,518	\$408,880	2.15%
Debt & COP's	\$2,125,784	\$531,446	2.88%
Development Agreements	-\$336,970	-\$84,243	-1.04%
Management & Support Services	-\$559,672	-\$139,918	-1.20%
Capital Improvements	-\$4,451,824	-\$1,112,956	-5.81%
Public Works & Community Development	-\$486,541	-\$121,635	-0.64%
All Other	\$3,933,230	\$983,308	8.65%
Total Expenditure	\$3,413,333	\$853,333	0.72%

As revenue has continued to grow at a faster pace than expenditures, Broomfield has been able to increase its fund balance. The excess fund balance has been used to lower debt balances and has been moved to capital reserves to be able to cash fund future capital projects.

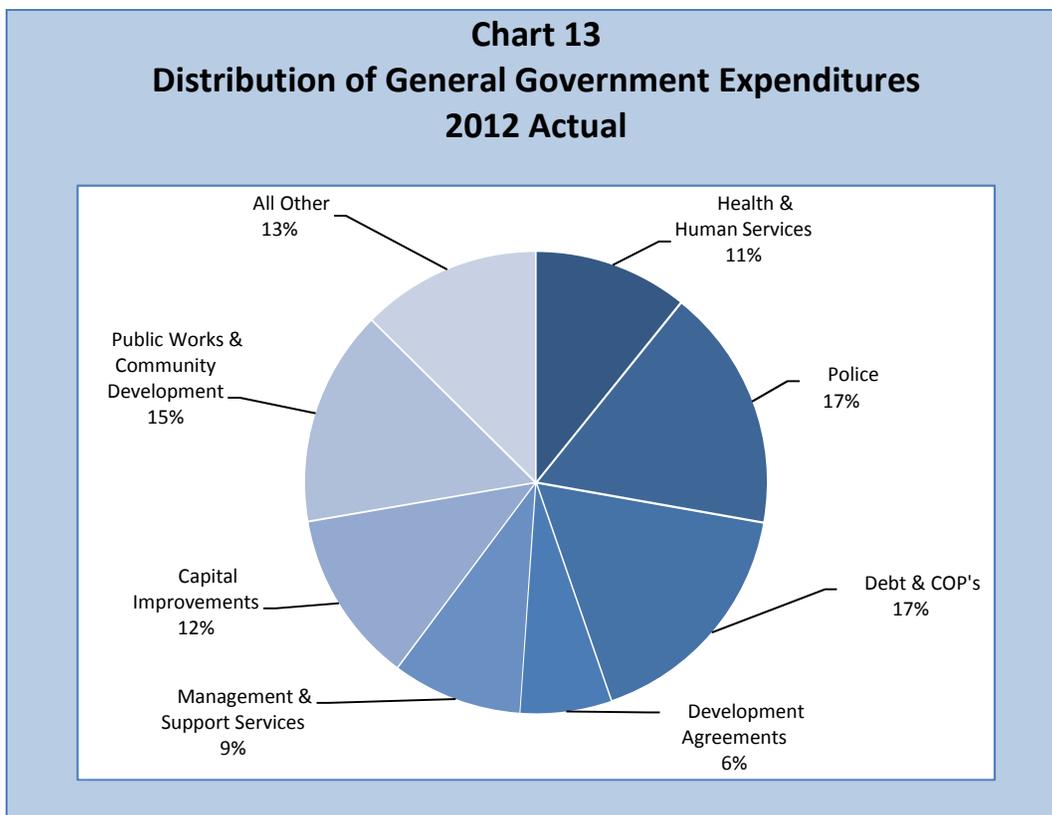


Chart 13 shows how the 2012 expenditures are distributed amongst the departments. The 2012 Actual expenditures have been used as the baseline to project future expenditures by department.

LONG RANGE FINANCIAL PLAN UPDATE

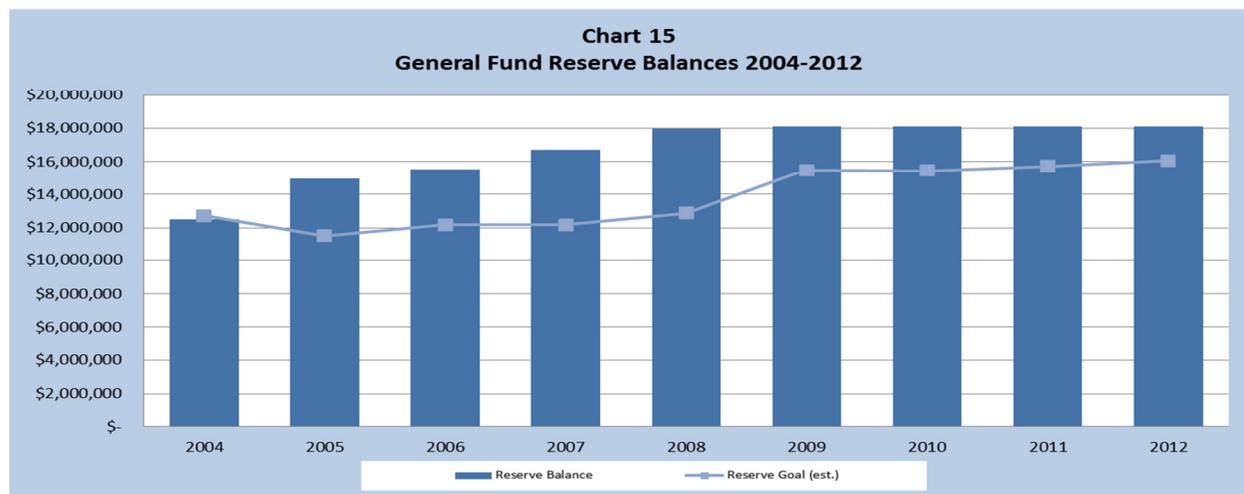
Chart 14 shows the total expenditures for all program areas in the years 2004, 2008 and 2012.

Chart 14			
General Government Expenditures 2004-2008-2012			
Function	2004	2008	2012
Health & Human Services	8,774,683	11,556,275	13,110,083
Police	15,608,788	19,044,297	20,679,815
Debt & COP's	18,605,917	18,465,116	20,590,901
Development Agreements	6,912,621	8,104,087	7,767,117
Management & Support Services	10,804,469	11,623,287	11,063,615
Capital Improvements	13,168,910	19,166,723	14,714,899
Public Works & Community Development	13,708,357	18,867,379	18,380,838
All Other	13,445,853	11,369,732	15,302,962
Total Expenditures	101,029,598	118,196,896	121,610,230

The Financial Plan includes a detailed staffing analysis, which is a significant component of Broomfield's projected expenses. As each division was interviewed, cost drivers were determined and used to project future personnel, supply and contractual services costs. In many cases standard costing was developed and then applied to future growth. For example, the cost per acre of park maintenance was developed and then applied to projected increases, by year, in park acres.

Reserves

The City and County increased its reserves significantly over the past several years due to stable revenue growth and restrained spending. Broomfield's goal is to maintain operating reserves, for general governmental type funds, at a level equal to 16.67% of total operating, capital, and debt service costs. As depicted in Chart 15, by 2004 Broomfield reached this goal. By 2007, Broomfield had increased its reserves to a level sufficient to support some additional capital spending in 2008. Reserve levels have remained constant since 2008.



LONG RANGE FINANCIAL PLAN UPDATE

VI. LAND USE ANALYSIS

MAJOR LAND USE

Definitions

For purposes of the Financial Plan and Model, Residential and Commercial land uses form the basis for analysis. Commercial land uses, including industrial use, is further identified as local retail, regional retail, and non-retail. New in the 2013 Financial Plan, residential land use is further identified as either single- or multi-family.

As used in the Financial Plan and Financial Model, unless the context clearly requires otherwise, the following terms shall have the meanings set forth below:

- Residential
 - A single-family residence is a detached structure (no shared walls and/or roofs) and is generally occupied by one household or family.
 - A multi-family residence shares walls and/or roofs, and includes townhomes, apartments, and condos.
- Commercial - Local Retail
 - Retail development other than regional malls. Examples are supermarket-anchored neighborhood retail centers, sit-down restaurants, fast food restaurants, and freestanding retail buildings.
- Commercial – Regional Retail
 - Regional malls and adjacent retail development. Example includes the Flatiron Crossing Mall and adjacent retail developments.
- Commercial - Office/Industrial
 - Development that includes offices, corporate campuses, and industries that is non-retail. Examples are: the Interlocken Business Park, Ball Aerospace, and Hunter Douglas.

Square Feet & Number of Units

In evaluating the financial impact of various types of land uses, a common denominator is needed to help allocate costs to each land use. The 2013 Financial Plan uses residential units (one household = one unit) and square feet of commercial development as the basis for revenue and cost comparisons.

Chart 16 shows the total square feet for residential, retail, and commercial/industrial land uses in Broomfield for the years 2004, 2008, and 2012.

Chart 16			
Square Feet by Land Use Type 2004, 2008, 2012			
	2004	2008	2012
Total Residential	24,968,973	33,609,930	43,115,750
Local Retail	1,579,918	1,700,995	1,927,500
Regional Retail	2,464,618	2,761,601	2,556,130
Commercial/Industrial	10,648,650	10,705,299	11,629,200

LONG RANGE FINANCIAL PLAN UPDATE

Land Use

Broomfield’s land area is 33.58 square miles, the vast majority of which is either developed or has an approved development plan. Existing residential areas are primarily located in the interior of Broomfield and represent the predominant land use within the City and County. Newer development is occurring and is coming to North Broomfield, and existing commercial areas are concentrated along Broomfield’s southern regional roadways (U.S. 36 and West 120th Avenue).

The Financial Plan links land use planning and financial planning, by coordinating with the 2005 Comprehensive Plan’s Land Use Vision. As land uses have different net impacts on Broomfield’s finances, a healthy mix of land use types is needed to build a sustainable community.

As Chart 17 indicates, Residential land use shows the greatest growth in 2004, 2008, and 2012 while local and regional retail have seen relatively modest growth.

Chart 17						
Broomfield's Land Use Types and Acreage Amounts						
Major Land Uses	2004		2008		2012	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	4,824	20%	6,558	27%	8,138	34%
Office/Industrial/Non-Retail	1,062	4%	1,081	5%	1,098	5%
Local Retail	145	1%	145	1%	152	1%
Regional Retail/Malls	226	1%	267	1%	267	1%
Open Lands*	6,285	26%	7,668	32%	7,680	32%
Undeveloped Private Lands	11,359	48%	8,182	34%	6,566	27%
Total	23,901	100%	23,901	100%	23,901	100%

*Includes Boulder County IGA Open Lands

Population – Historical Levels

The table below shows population for the years 2004, 2008, and 2012.

Chart 18	
Population Data - Summary	
Year	Population
2004	46,419
2008	54,837
2012	57,865

LONG RANGE FINANCIAL PLAN UPDATE

VII. FINANCIAL MODEL & RATIOS

Land use data, including residential unit numbers, commercial square feet, and population, in combination with 2012 baseline (actual/audited) financial information, allows for development of this joint land use and financial model.

Assumptions

This analysis uses several assumptions which are summarized below and detailed in Appendix C. Whenever possible, assumptions were broken down to land use data including residential unit numbers and/or commercial square feet data.

REVENUE ALLOCATION ASSUMPTIONS	
Sales Tax	Allocated 100% to retail; split by square feet for each land use type
Property Tax	Based on actual assessed values for each land use type. Uses 2012 est. valuation with commercial sub-types allocated by square feet. The numbers exclude all other land use types given minimal revenues from these sources
Other Taxes	Based on nature of the tax
Recreation Fees	Residential recreation fees are split based on the number of single and multi- family units; and all non-resident fees
Other Fees	Based on the nature of the fee source, e.g. a majority of cable franchise fees (90%) are allocated to residential land uses
EXPENDITURE ALLOCATION ASSUMPTIONS	
City and County Management & Attorney	Split 50% residential & commercial; then further breakout by land use
Health and Human Services	Allocated 100% to residential
Police	Based on call volume data, patrol statistics and review of the nature and volume of bookings into the detention facility
Public Works	Separated into four sub-categories: <ol style="list-style-type: none"> 1. Streets: based on street miles 2. Parks: based on residential units 3. Fleet: based on an average of Streets and Parks 4. Facilities: based on the overall average
Overall Average (mostly internal services departments)	An average of all expense allocations that do not have specific rationale for their allocation to residential or commercial costs; e.g., an average of those expenses that can be allocated.
Community Development	Separated into two categories: <ol style="list-style-type: none"> 1. Codes, GIS, Admin: overall average 2. Other CD Divisions: land use ratios by percentage at build-out
Recreation & Community Resources	Based on revenue assumptions above.

LONG RANGE FINANCIAL PLAN UPDATE

Financial Model

The financial model that follows has been prepared from review and analysis of revenue and expenditures allocated by land uses. The 2004, 2008, and 2012 Actual Financial Models are being used to provide snapshots of the actual results based on the plan methodology. The 2012 Actual Model provides the most current information and is the revised baseline for the build-out projection.

The historical data reported in the 2004, 2008, and 2012 is an important part of this financial plan. It shows that the projection methods and allocations used by Broomfield since 2004 can provide an accurate baseline of what to expect for future growth projections. This allows Broomfield to plan ahead for our future build-out.

Chart 19						
Financial Model For General Government Fund Types						
Actual Data - 2004						
Major Land Use Categories						
SUBJECT	Residential	Commercial Local Retail	Combined Residential plus Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
Base Data						
Population	46,419	46,419	46,419	46,419	46,419	46,419
Square feet of Buildings	24,968,973	1,579,918	26,548,891	2,464,618	10,648,650	39,662,159
Revenues						
Total Revenues	\$41,869,830	\$21,770,986	\$63,640,817	\$24,320,796	\$15,318,595	\$103,280,208
% of Total	41%	21%	62%	24%	15%	100%
Revenue Units						
Revenue Per Capita	\$902	\$0	\$902	\$0	\$0	\$902
Revenue Per Square Foot of Buildings	\$0	\$13.78	\$13.78	\$9.87	\$1.44	\$1.55
Expenditures						
Total Expenditures	\$69,616,609	\$6,370,190	\$75,986,799	\$9,522,290	\$15,520,509	\$101,029,598
% of Total	69%	6%	75%	9%	15%	100%
Expenditure Units						
Expenditures Per Capita	\$1,500	\$0	\$1,500	\$0	\$0	\$1,500
Expenditures Per Square Foot	\$0	\$4.03	\$4.03	\$3.86	\$1.46	\$0.79
Total Revenues Less Expenditures	(\$27,746,779)	\$15,400,796	(\$12,345,982)	\$14,798,506	(\$201,914)	\$2,250,610
Ratio of Revenues to Expenditures	0.60	3.42	0.84	2.55	0.99	1.02

Chart 19 shows the actual results for 2004. The ratio of 1.02 indicates that for every dollar of expenditure, Broomfield had \$1.02 of revenue.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 20 Financial Model For General Government Fund Types Actual Data - 2008						
Major Land Use Categories						
SUBJECT	Residential	Commercial Local Retail	Combined Residential plus Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
Base Data						
Population	54,837	54,837	54,837	54,837	54,837	54,837
Square feet of Buildings	33,609,930	1,700,995	35,310,925	2,761,601	10,705,299	48,777,825
Revenues						
Total Revenues	\$57,095,413	\$24,835,262	\$81,930,674	\$28,125,451	\$21,208,987	\$131,265,112
% of Total	43%	19%	62%	21%	16%	100%
Units						
Revenue Per Capita	\$1,041	\$0	\$1,041	\$0	\$0	\$1,041
Revenue Per Square Foot of Buildings	\$0	\$14.60	\$14.60	\$10.18	\$1.98	\$1.52
Expenditures						
Total Expenditures	\$81,629,314	\$7,417,379	\$89,046,693	\$11,087,372	\$18,062,831	\$118,196,896
% of Total	69%	6%	75%	9%	15%	100%
Units						
Expenditures Per Capita	\$1,489	\$0	\$1,489	\$0	\$0	\$1,489
Expenditures Per Square Foot	\$0	\$4.36	\$4.36	\$4.01	\$1.69	\$0.75
Total Revenues Less Expenditures	(\$24,533,901)	\$17,417,883	(\$7,116,018)	\$17,038,078	\$3,146,156	\$13,068,216
Ratio of Revenues to Expenditures	0.70	3.35	0.92	2.54	1.17	1.11

Chart 20 shows the actual ratio for 2008 is 1.11. As the great recession was beginning to Materialize in the fourth quarter of 2008, Broomfield put many capital projects on hold and implemented a hiring freeze. The results increased the ratio substantially.

The 2012 Actual chart, on the following page, has a ratio of 1.04. As the economy has stabilized, expenditures have begun to resume. The slow increase of total expenditures demonstrates the City and County of Broomfield's use of zero-based budgeting; all line items must be justified each year to prevent annual budget increases. This is shown by comparing the total expenditure lines on Chart 20 – 2008 in the amount of \$118.2 million to the total expenditures on Chart 21 – 2012 in the amount of \$121.6 million. The 2012 expenditures are only 3% higher than 2008 expenditures while population and demand for services has increased 6% over the same time period.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 21
Financial Model For General Government Fund Types
Actual Data - 2012

SUBJECT	Major Land Use Categories						Total
	Single Family Residential	Multi-Family Residential	Commercial Local Retail	Combined Residential plus Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	
Base Data							
Population	41,328	16,537		57,865			57,865
Square feet of Buildings	34,350,750	8,765,000	1,927,500	45,043,250	2,556,130	11,629,200	59,228,580
Revenues							
Sales Tax	\$0	\$0	\$20,056,476	\$20,056,476	\$26,586,492	\$0	\$46,642,968
Property Tax	\$10,884,390	\$1,953,609	\$1,116,348	\$13,954,347	\$3,069,956	\$10,884,390	\$27,908,693
Other Revenues	\$26,356,958	\$8,790,112	\$2,061,032	\$37,208,102	\$4,051,573	\$11,032,371	\$52,292,047
2012 Per Capita Base	\$37,241,348	\$10,743,721	\$0	\$47,985,069	\$0	\$0	\$47,985,069
2012 Per Square Foot of Building Base	\$0	\$0	\$23,233,856	\$23,233,856	\$33,708,021	\$21,916,762	\$78,858,639
Total Revenues	\$37,241,348	\$10,743,721	\$23,233,856	\$71,218,925	\$33,708,021	\$21,916,762	\$126,843,708
% of Total	29%	8%	18%	56%	27%	17%	100%
Units							
Revenue Per Capita	\$901	\$650	\$0	\$829	\$0	\$0	\$829
Revenue Per Square Foot of Buildings	\$0	\$0.00	\$12.05	\$12.05	\$13.19	\$1.88	\$4.89
Expenditures							
Operating	\$49,189,377	\$11,711,756	\$3,123,135	\$64,024,268	\$5,465,486	\$8,588,621	\$78,078,376
Debt	\$13,261,397	\$3,157,476	\$841,993	\$17,260,866	\$1,473,489	\$2,315,482	\$21,049,837
CIP	\$10,521,895	\$2,654,000	\$1,168,950	\$14,344,844	\$1,637,654	\$6,499,518	\$22,482,016
Total Expenditures	\$72,972,669	\$17,523,232	\$5,134,078	\$95,629,979	\$8,576,629	\$17,403,621	\$121,610,229
% of Total	60%	14%	4%	79%	7%	14%	100%
Units							
Expenditures Per Capita	\$1,766	\$1,060	\$0	\$1,652.64	\$0	\$0	\$1,652.64
Expenditures Per Square Foot	\$0	\$0	\$2.66	\$2.66	\$3.36	\$1.50	\$1.93
Revenues Less Expenditures							
@ 2012/Capita Base (Residential)	(\$35,731,321)	(\$6,779,511)	\$0	(\$42,510,831)	\$0	\$0	(\$42,510,831)
@ 2012/Square Foot of Buildings Base (Commercial/Retail)	\$0	\$0	\$18,099,777	\$18,099,777	\$25,131,393	\$4,513,140	\$47,744,310
Total Revenues Less Expenditures	(\$35,731,321)	(\$6,779,511)	\$18,099,777	(\$24,411,054)	\$25,131,393	\$4,513,140	\$5,233,479
Ratio of Revenues to Expenditures	0.51	0.61	4.53	0.74	3.93	1.26	1.04

LONG RANGE FINANCIAL PLAN UPDATE

VIII. PROJECTIONS

8.1 LAND USE

Land use has been projected based on the Comprehensive Plan and Community Development’s projections. Each development area was analyzed for potential revenue and the cost of providing the same service level as Broomfield currently provides. Chart 22 projects the land use by the five categories used in the ratio charts. The growth in the projected land use categories are associated with current plans and is, generally, located in developments in Arista, Interlocken, and the northeast quadrant of Broomfield (North Park, Palisade, Northlands, and the areas east of I-25).

Chart 22 Square Feet by Land Use Type Projection to Build-Out							
Major Land Use Categories							
Year	Single Family Residential	Multi-Family Residential	Total Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total Residential & Commercial
2015	36,969,750	10,593,000	47,562,750	2,222,500	2,949,130	13,730,200	66,464,580
2020	40,662,000	13,658,000	54,320,000	2,902,500	4,333,130	20,852,200	82,407,830
2025	42,912,000	16,124,000	59,036,000	3,137,500	5,220,130	26,471,200	93,864,830
2030	44,190,000	17,624,000	61,814,000	3,177,500	5,895,130	31,302,200	102,188,830
2035	44,865,000	18,724,000	63,589,000	3,177,500	7,018,130	37,587,616	111,372,246
Projected Build-out	44,865,000	18,724,000	63,589,000	3,177,500	7,018,130	47,169,283	120,953,913

As seen on the chart above, the largest period of growth in the residential land use category is projected to occur from 2016 through 2025 (over eleven million square feet of new residential property). Development forecasts for projects in the Interlocken, Anthem, North Park, Lambertson Farms, Great Western Park, and Sheridan Highlands areas account for this increase.

Commercial land use development projected through build-out is more evenly split in the incremental periods shown above – with the 2016 through 2020 time frame showing the largest increase in commercial square feet of development. The largest contributors to this development forecast include North Park, Arista, Interlocken, and several other development areas in the northeast quadrant of Broomfield.

Chart 23 on the following page shows that, by build-out, the allocation of land use is expected to grow mainly in the Retail/Commercial and Open Lands designations, consistent with the Comprehensive Plan. Residential land uses are only expected to grow from 34% to 37% of total land uses, while Retail/Commercial is expected to increase from 7% to 23% of total land use and Open Lands is projected to reach the goal of 40% of total land use.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 23				
Broomfield's Land Use Types and Acreage Amounts				
Major Land Uses	Current		Projected Build-Out	
	Acres	% of Total	Acres	% of Total
Residential	8,138	34%	8,727	37%
Office/Industrial/Non-Retail	1,098	5%	4,521	20%
Local Retail	152	1%	447	2%
Regional Retail/Malls	267	1%	340	1%
Open Lands*	7,680	32%	9,866	40%
Undeveloped Private Lands	6,566	27%	-	0%
Total	23,901	100%	23,901	100%

*Includes Boulder County IGA Open Lands

Based on the projected residential land use, future population can be projected. The projected population at build-out is 95,500 as shown in Chart 24.

Chart 24		
Population Data - Summary		
Year	Population Estimate	% Change
2015	65,994	14.05%
2020	76,656	16.16%
2025	84,296	9.97%
2030	88,825	5.37%
2035	92,723	4.39%
Projected Build-out	95,500	2.99%

8.2 REVENUE AND EXPENDITURES

In Broomfield, a diverse revenue base, consistent economic growth, and conservative budget practices have all contributed to revenue growth that exceeds the rate of expenditure growth. As noted in Chart 25, Broomfield's actual ratio of revenues to expenditures meets or exceeds 1.0 every year – an indicator of consistently solid overall financial health. The ratio fluctuations over time are mostly due to the timing of capital investments.

Chart 25			
Summary of Revenues and Expenditures			
Governmental Funds, 2004 to Projected Build-out			
	Total Revenues	Total Expenditures	Ratio
2004	\$ 103,280,208	\$ 101,029,598	1.02
2008	\$ 131,265,112	\$ 118,196,896	1.11
2012	\$ 126,843,708	\$ 121,610,229	1.04
2015	\$ 141,524,546	\$ 141,524,546	1.00
2020	\$ 191,112,517	\$ 184,693,317	1.03
2025	\$ 232,295,113	\$ 232,295,113	1.00
2030	\$ 340,482,185	\$ 319,982,185	1.06
2035	\$ 369,619,719	\$ 317,606,629	1.16
Projected Buildout	\$ 409,512,774	\$ 379,921,006	1.08

LONG RANGE FINANCIAL PLAN UPDATE

Personnel costs are Broomfield’s largest segment of operating cost. The projection of this component was determined by using standard costing methods, when possible. Chart 26 shows the estimated personnel and non-personnel costs, projected to build-out.

Chart 26				
Projected Operating Expenses				
	Total FTEs	Personnel	Non- Personnel	Total operating
2015	730.26	56,386,212	40,446,668	96,832,880
2020	772.05	71,152,414	46,162,400	117,314,814
2025	810.05	88,574,494	51,758,540	140,333,034
2030	847.65	108,209,472	57,814,418	166,023,890
2035	895.16	130,227,395	66,149,628	196,377,023
Projected Build-out	897.16	155,598,401	77,891,136	233,489,537

LONG RANGE FINANCIAL PLAN UPDATE

8.3 RATIO

In Chart 27, the Financial Model projects the ratio for revenues to expenditures at build-out. It shows that, at build-out, based on the amended Comprehensive Plan, Broomfield can maintain a ratio of revenues to expenditures of 1.08. This is the same ratio that was projected at build-out in the 2009 Update. The ratio is higher than the 2012 Actual ratio of 1.04, because land use at build-out includes a higher percentage commercial and retail usage.

Chart 27 Financial Model For General Government Fund Types Projected Build-out							
SUBJECT	Major Land Use Categories						Total
	Single Family Residential	Multi-Family Residential	Commercial Local Retail	Combined Residential plus Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	
Base Data							
Population	57,461	38,039		95,500			95,500
Square feet of Buildings	44,865,000	18,724,000	3,177,500	66,766,500	7,018,130	47,169,283	120,953,913
Revenues							
Sales Tax	\$0	\$0	\$66,241,958	\$66,241,958	\$87,809,106	\$0	\$154,051,064
Property Tax	\$32,663,280	\$5,862,640	\$3,350,080	\$41,876,000	\$9,212,720	\$32,663,280	\$83,751,999
Other Revenues	\$102,439,967	\$28,948,242	\$5,282,162	\$136,670,371	\$10,459,556	\$24,579,784	\$171,709,711
2012 Per Capita Base	\$135,103,247	\$34,810,882	\$0	\$169,914,129	\$0	\$0	\$169,914,129
2012 Per Square Foot of Building Base	\$0	\$0	\$74,874,199	\$74,874,199	\$107,481,382	\$57,243,063	\$239,598,645
Total Revenues	\$135,103,247	\$34,810,882	\$74,874,199	\$244,788,328	\$107,481,382	\$57,243,063	\$409,512,774
% of Total	33%	9%	18%	60%	26%	14%	100%
Units							
Revenue Per Capita	\$2,351	\$915	\$0	\$1,779	\$0	\$0	\$1,779
Revenue Per Square Foot of Buildings	\$0	\$0.00	\$23.56	\$23.56	\$15.31	\$1.21	\$4.18
Expenditures							
Operating	\$158,609,496	\$45,212,362	\$11,762,595	\$215,584,453	\$17,814,680	\$27,392,283	\$260,791,416
Debt	\$5,109,450	\$1,216,536	\$324,410	\$6,650,396	\$567,717	\$892,126	\$8,110,239
CIP	\$63,470,176	\$13,943,292	\$5,126,339	\$82,539,806	\$8,179,415	\$20,300,130	\$111,019,351
Total Expenditures	\$227,189,122	\$60,372,190	\$17,213,343	\$304,774,655	\$26,561,812	\$48,584,539	\$379,921,006
% of Total	60%	16%	5%	80%	7%	13%	100%
Units							
Expenditures Per Capita	\$3,954	\$1,587	\$0	\$3,191	\$0	\$0	\$3,191
Expenditures Per Square Foot	\$0	\$0.00	\$5.42	\$5.42	\$3.78	\$1.03	\$1.61
Revenues Less Expenditures							
@ 2012/Capita Base (Residential)	(\$92,085,875)	(\$25,561,308)	\$0	(\$117,647,183)	\$0	\$0	(\$117,647,183)
@ 2012/Square Foot of Buildings Base (Commercial/Retail)	\$0	\$0	\$57,660,857	\$57,660,857	\$80,919,570	\$8,658,524	\$147,238,951
Total Revenues Less Expenditures	(\$92,085,875)	(\$25,561,308)	\$57,660,857	(\$59,986,326)	\$80,919,570	\$8,658,524	\$29,591,768
Ratio of Revenues to Expenditures	0.59	0.58	4.35	0.80	4.05	1.18	1.08

LONG RANGE FINANCIAL PLAN UPDATE

IX. SCENARIOS

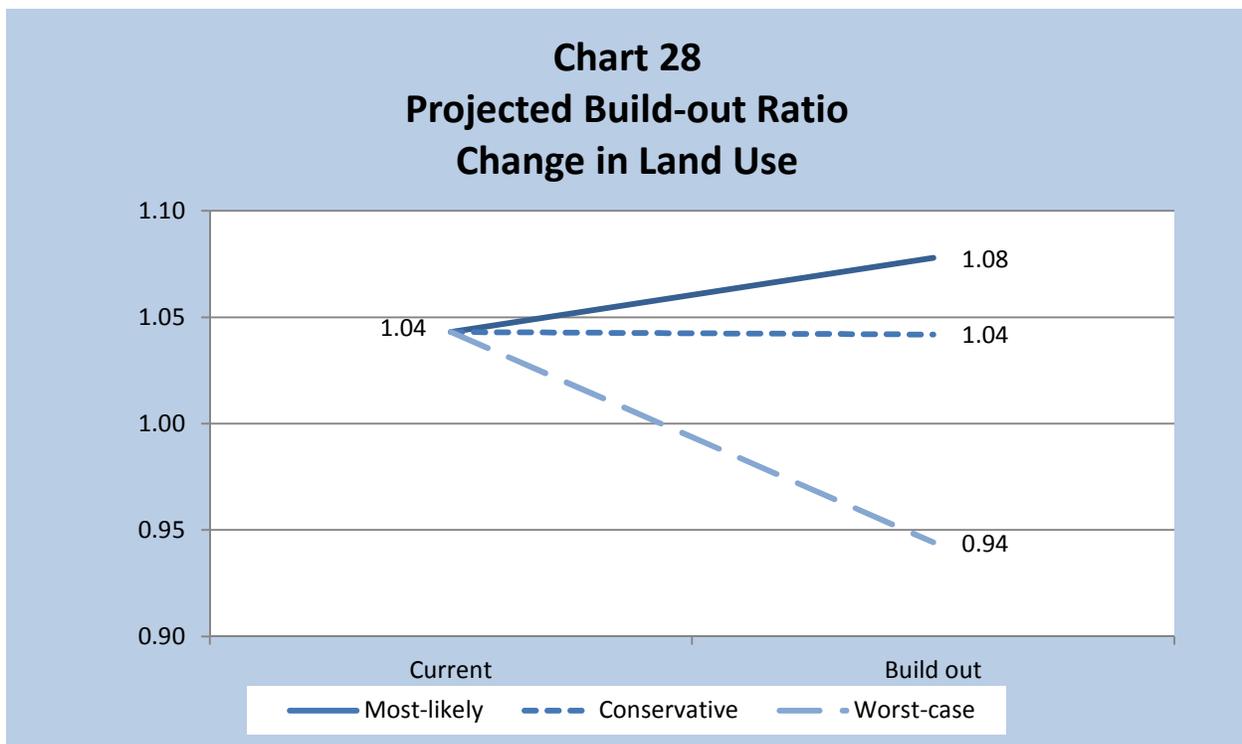
As part of the 2009 and 2013 Financial Plans, scenarios are presented to show the effects of changes from the current Comprehensive Plan. The scenario charts show projected build-out ratios with three alternatives, “Most-likely, Conservative, & Worst-case” scenarios.

Scenario I – Change in Land Use – Increased population

In scenario one, the change in land use has been considered. By reducing the amount of land used for retail and commercial and changing those uses to residential, the effect will increase population and service level costs while decreasing possible revenue sources. In each case, the Open Lands goal of 40% is retained. The following changes to residential land use are presented:

- Most-likely case: Build-out will follow the current amended Comprehensive Plan with a build-out ratio of 1.08 and a population of 95,500.
- Conservative case: Build-out will have a 5% increase in residential land use which will increase population to 100,275 and lower the ratio to 1.04.
- Worst-case: Build-out will have a 20% increase in residential land use that will increase population to 114,600 and reduced the ratio to below 1.00. In this case, revenue does not cover expenditures; for every dollar spends on services, only 94 cents of revenue is received.

Chart 28 shows the effect of each of the change in land use.



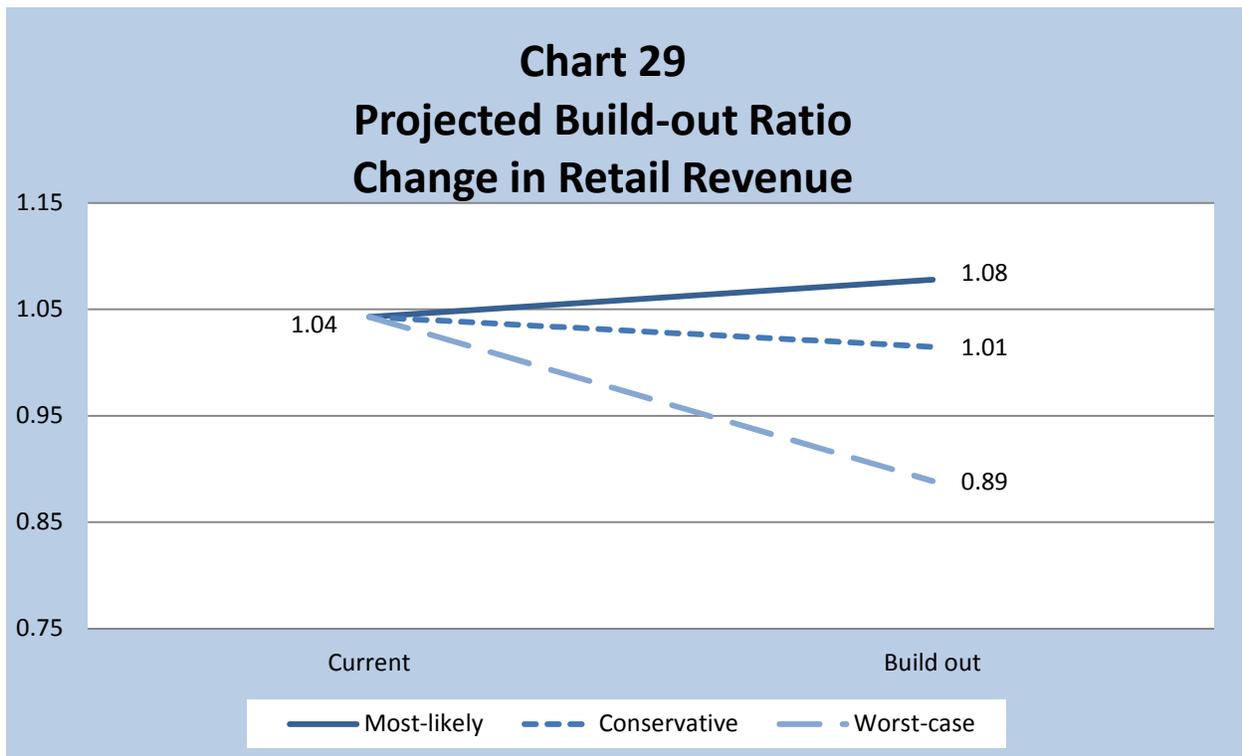
LONG RANGE FINANCIAL PLAN UPDATE

Scenario II – Change in Retail Revenue

In this scenario, the projected land use at build-out remains consistent, but includes different revenue estimations. Factors considered in the scenario are changes in spending habits due to the change in demographics, the change in competition both in the City and County and from neighboring communities, and the effect of aging retail establishments. The scenarios are therefore defined as the following:

- Most-likely case: Revenues at build-out are consistent with current market share (2012 baseline) resulting in a 1.08.
- Conservative case: Revenues have a moderate reduction of 10%, which results in a decrease of the ratio to 1.01
- Worst-case: Revenues see steep reductions in the amount of 30%. In this scenario, sales tax is reduced due to aging of retail establishments and competition from surrounding regional malls. The ratio drops well below 1.00 to a ratio of .89.

Chart 29 shows the results of each of the change in retail sales tax.



LONG RANGE FINANCIAL PLAN UPDATE

X. UTILITIES/ENTERPRISE FUNDS

10.1 INTRODUCTION

Composition

The Utility Funds include the Water Fund, Sewer Fund, and Water Reclamation (Reuse Water) Fund. These funds are referred to as the Enterprise Funds. The revenues generated by these funds, such as service fees and connection fees, pay for the expenditures incurred by these funds. No tax dollars are used to support these funds. Connection fee revenues pay for the cost of expanding the utility infrastructure system, thus enabling growth to pay its own way.

Financial Plan

The Financial Plan for the Enterprise Funds is similar to business plans in the private sector. The plan contains projections for future years based on incremental increases in revenues and expenditures to meet the projected build-out in the Utilities Master Plan, similar to the General Government funds discussed earlier in the report.

Performance Assessments

In 2010, City Council authorized completion of an operations performance assessment to identify and document steps that could improve operational effectiveness and efficiency for the water and sewer utilities. Financial Consulting Solutions Group (FCSG), a consultant selected to assist in the assessment, worked with staff and issued an assessment report on Broomfield's utility operations in October 2011. The goals of the utility operations performance assessment were to:

- Determine if there were opportunities for Broomfield to do things more effectively and efficiently;
- Evaluate if Broomfield was doing everything it could, or should, do to hold or reduce costs while maintaining expected levels of service; and
- Provide recommendations on changes and related benefits.

Overall, FCSG concluded that Broomfield's utilities are controlling costs and operating at an efficient level.

Rate Studies

Periodically, rate studies are conducted to help determine what the service rates and connection charges need to be in order to pay for current and future operating and capital costs. The most recent Water, Sewer and Reclaimed Water Rate and Fee Study was conducted during 2012 and finalized in December 2012 by Red Oak Consulting. Prior to this study, Broomfield had not increased utility rates since 2008. Initial recommendations of the study were for increases in water and sewer user charges to offset increases in operating costs. Additionally, sewer license fee increases were recommended to position Broomfield to meet future infrastructure needs that are anticipated to comply with federal wastewater regulations. Based on the recommendations, council authorized rate and fee increases, effective February 1, 2013.

LONG RANGE FINANCIAL PLAN UPDATE

Relationship to Utilities Master Plan

A utility capital improvement plan has been developed to coordinate Broomfield's Utilities Master Plan (Master Plan) and serve the utility needs of Broomfield. Each utility fund has a Master Plan that identifies the resources planning that have been conducted to ensure that Broomfield has the resources to meet its anticipated demands and identifies the water, sewer, and reclaimed water infrastructure that is projected to meet the City and County's needs. Without major investments in the utility systems to meet customer demands through build-out, the Master Plan cannot be completed. In order to serve Broomfield's water needs at build-out, five significant projects are necessary:

- Acquisition of additional water rights
- A reservoir and pump station in the vicinity of the water treatment plant
- A reservoir to store water received from Windy Gap
- Construction of the local Broomfield reservoir
- Expansions of the water treatment plant

In order to serve Broomfield's sewer needs at build-out, construction of sub-basin infrastructure in northeast Broomfield and expansions of the treatment plant will be necessary. New clean water standards for temperature and nutrients will also require Broomfield to construct additional sewer treatment facility improvements.

10.2 WATER FUND

Water System History

Over the years, the water system has been expanded incrementally to serve Broomfield's needs. These incremental expansions have included, but are not limited to, the acquisition of water rights, construction of raw water transmission lines, water treatment plant expansions and additional storage facilities for treated water.

The Broomfield Water and Reuse Water Systems have been under development since the 1950s. The systems have evolved substantially over the years. The Water System was started as a semi-private endeavor and has been run by Broomfield since the early 1960s. The original water supply came from Great Western Reservoir, which was fed from Church Ditch out of Clear Creek. The Denver Water Board (DWB) provided a second water source. When it became apparent that the DWB would not be able to supply Broomfield for all of its future growth, Broomfield looked north for new water sources.

Under the threat of potential contamination from Rocky Flats, Broomfield obtained a \$56 million grant from the Department of Energy in 1991 to replace its Great Western Reservoir potable water supply with one from the Northern Colorado Water Conservancy District (NCWCD). Initially, a new water treatment plant and a pipeline to Carter Lake were built and Windy Gap and Colorado Big Thompson (CBT) water rights were purchased. Subsequently, bonds were issued to obtain funds for the water treatment plant to be expanded, for additional water rights to be purchased, for increasing the capacity of the pipeline to Carter Lake, and for

LONG RANGE FINANCIAL PLAN UPDATE

conceptual design work on the potential Broomfield Reservoir. Design and construction of the Windy Gap Reservoir are pending final permits and construction is anticipated to begin in 2018.

Current Supply and Demand

Chart 30 shows the current supply and demand for water in acre feet. One-half of an acre foot of water is the approximate amount needed to serve one single family residence for one year, which is also the amount of water provided when one tap equivalent water license (connection fee) is purchased.

Chart 30	
Current Water Supply and Demand	
Supply and Demand	Acre Feet
Present Supplies	19,527
Present Annual Demand	16,304
Balance Available for Growth	3,223

Water Utilities Master Plan

Chart 31 shows the ultimate water demand at build-out for Broomfield, the various sources of current water supply, and projected sources of future water supply.

Chart 31		
Water Master Plan		
	Acre Feet	Additional Acre Feet Necessary
Projected Total Water Demand at Broomfield's Build-Out	28,422	
Plan for Meeting Demand		
Current Supplies		
Denver Water	6,500	
Colorado Big Thompson Water (CBT)	8,994	
Re-Use Water	4,033	
Total Current Supplies	19,527	8,895
Future Projects		
Purchase Additional CBT Units	1,625	7,270
NCWCD Windy Gap Storage Reservoir	5,600	1,670
Water Rights for Reuse System (Non-potable)	1,000	670
Optimize Reuse Operations (Non-potable)	670	-
Total Future Projects	8,895	
Total Projected Water Supplies at Broomfield's Build-Out	28,422	

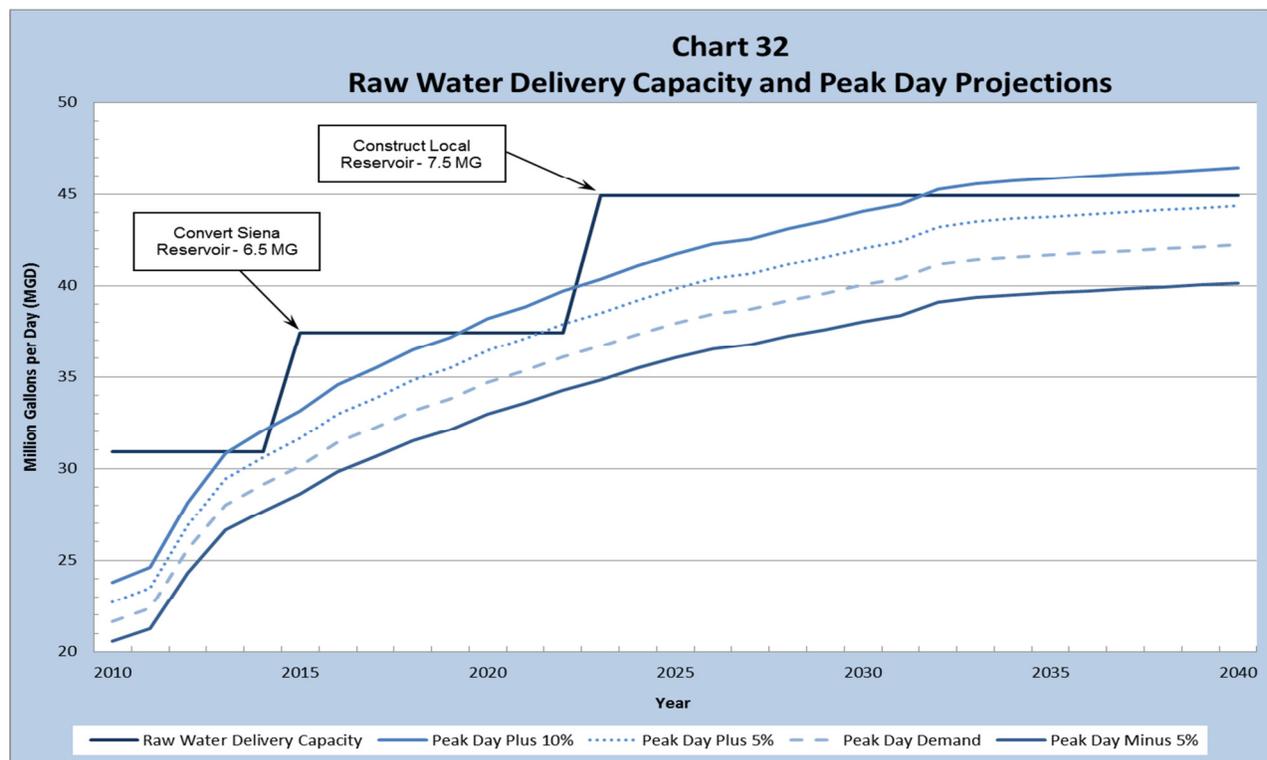
LONG RANGE FINANCIAL PLAN UPDATE

Water System Coordination

The following charts show how demand, supply, delivery capacity, supply improvement projects and timing needs are major considerations in establishing a coordinated approach to improving the water system.

Water Delivery Capacity & Demand

Chart 32 refers to the capacity to deliver raw water from Carter Lake to Broomfield's water treatment facility. The Carter Lake pipeline peak-day demand delivery capability is currently nearing capacity. A 1,000-acre-foot local reservoir, Broomfield Reservoir, is proposed to be constructed. The reservoir would be used to feed raw water to the water treatment facility for peak demand periods in the summer. Once constructed, the reservoir eliminates the need for a second pipeline from Carter Lake. Funding is needed in 2023 to bring the reservoir on line in 2025. In the interim, Broomfield plans to add a pump station and convert Sienna Reservoir (300 acre feet) to store excess water for peak summer demands.



Firm Potable Water Supply and Demand

Broomfield's present water supply is estimated to meet future community-wide demands until about 2015. Purchases of additional CBT units in 2014 through 2018 will provide additional firm supply prior to the construction of the Windy Gap firming project. In the long term, Broomfield's water supply is made secure by firming all of the Windy Gap water, as shown on Chart 33, in the year 2020 when the Chimney Hollow Windy Gap Reservoir is projected to be constructed and filled.

LONG RANGE FINANCIAL PLAN UPDATE

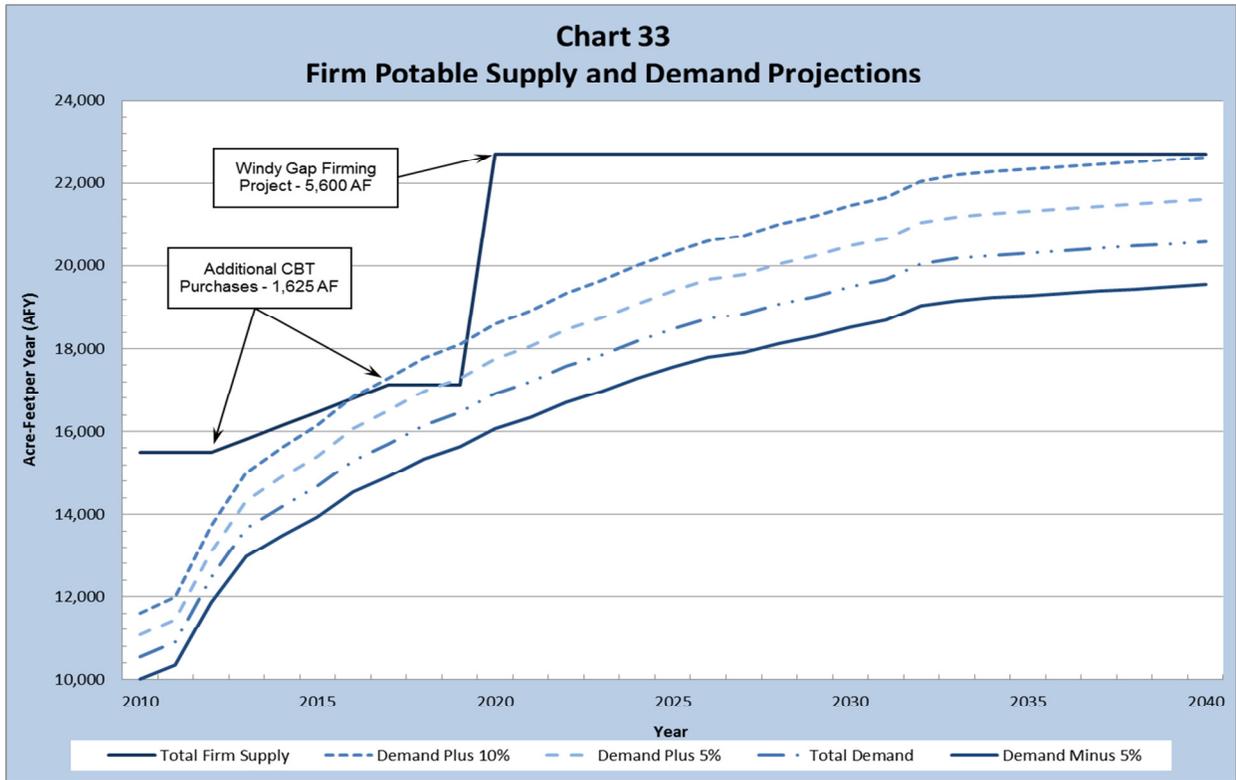
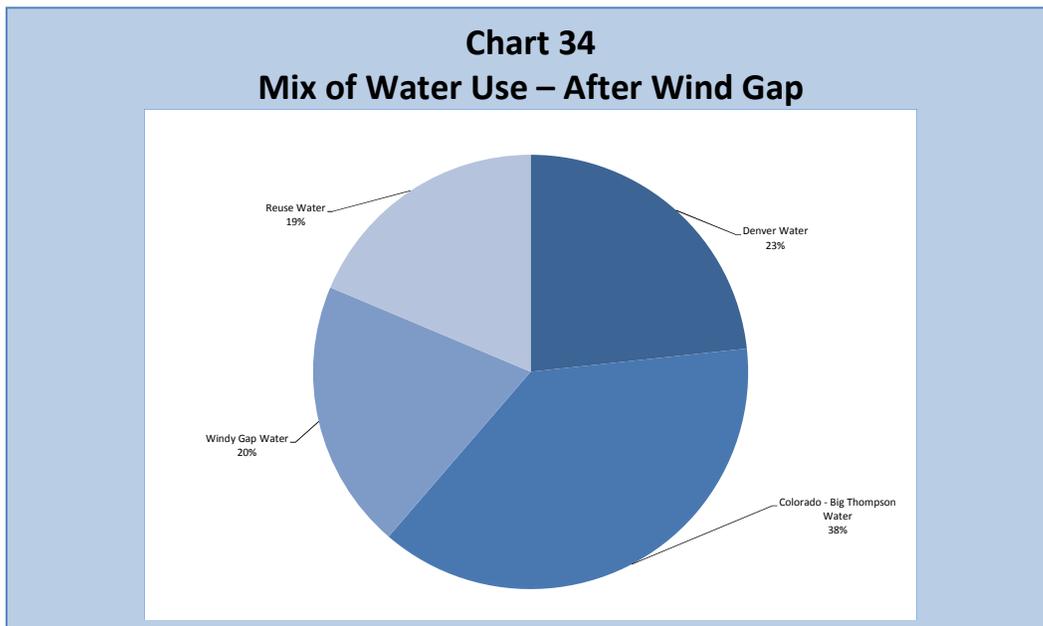


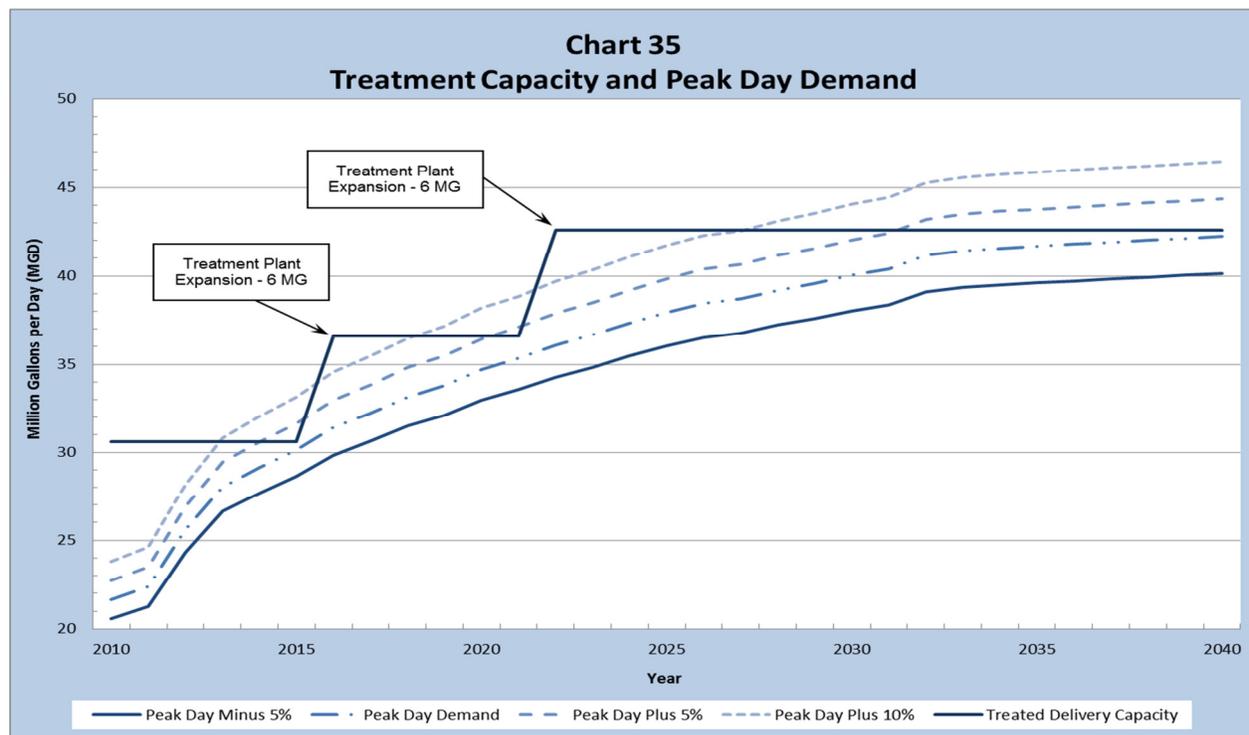
Chart 34 demonstrates the mix of water supply that will be available at build-out after Chimney Hollow Windy Gap Reservoir is built.



LONG RANGE FINANCIAL PLAN UPDATE

Water Treatment Capacity & Peak Day Demand

Another critical component of the Water Supply Plan is to provide sufficient capacity at the water treatment facility to meet the anticipated maximum demand for treated water per day in the summer. The current capacity is projected to be adequate until about 2016. A 6 million-gallon-per-day (MGD) expansion to the existing 20 MGD plant is projected in 2016. A second 6 MGD expansion in 2024 will bring the total ultimate plant capacity to 32 MGD. Funding will need to be available a few years prior to those expansions in order to provide the necessary time for engineering, design and construction. The 2014 Budget includes \$1.5 million for design and \$8.8 million is projected in 2015 for the Water Plant expansion.



Project Tap Equivalent Availability

Chart 36 indicates the water system capacity for all three components: supply, delivery and treatment. This projects the City and County's ability to sell Tap Equivalents (TEs). A TE is a $\frac{3}{4}$ " water tap, or the equivalent tap size of a typical single family home. The system is currently providing service to 24,832 TEs.

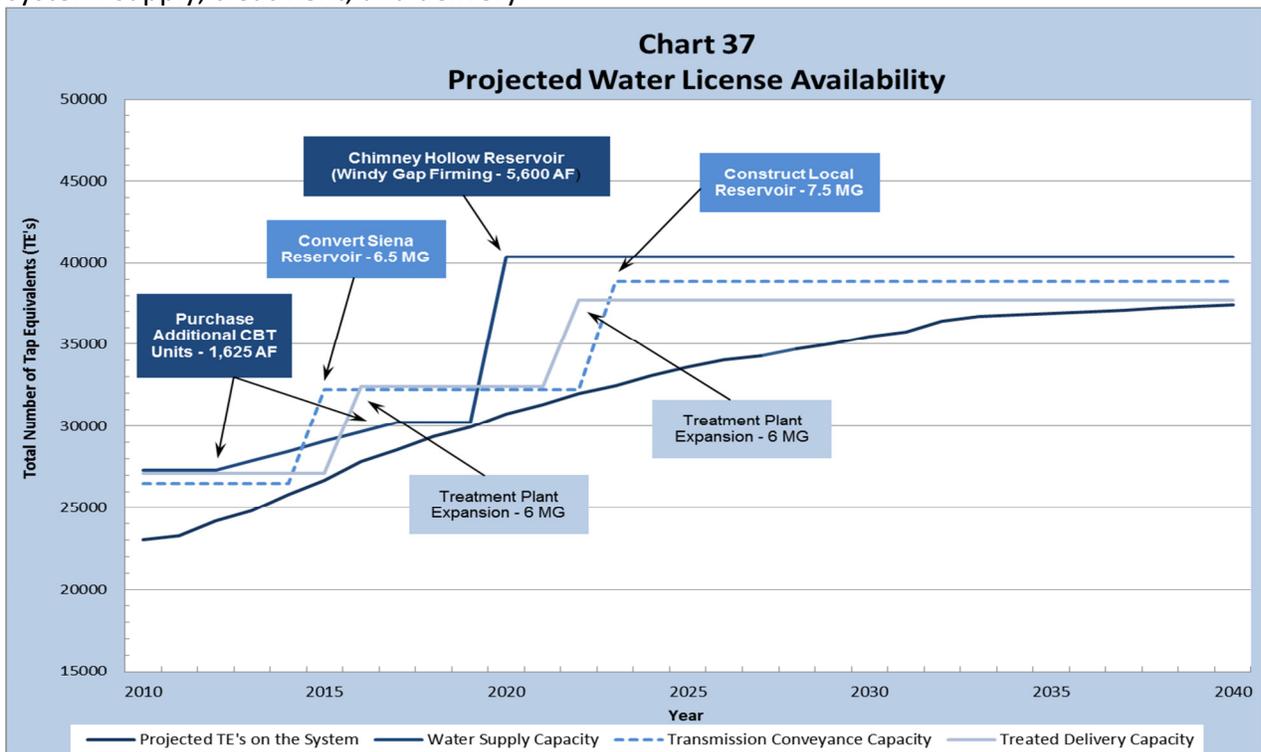
In 2014, the treatment capacity, for new TEs added to the system, drops to 792 TEs, less than the average number of TEs sold in one year. A combination of purchases of CBT water shares in 2013 through 2017, the conversion of Siena Reservoir, and the water treatment plant expansion in 2016, increases the available TEs to 1,811. In 2020, Chimney Hollow Windy Gap Reservoir comes on line; in 2021, the second treatment plant expansion; and in 2023 the Broomfield Reservoir adds 1,000 acre feet for peak day supplies. By build-out, the TE availability is increased to take the City and County a population of 95,500.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 36
Projected TE Availability
 (based on Available Supply, Conveyance, and Treatment Capacities)
 (includes actual TE sales through 2012, budgeted TE projections for 2013, and planning projections for 2014 and beyond)

Year	Annual TE Sales	Projected TE Licenses	Water Supply (Denver Water, CBT, Windy Gap)		Transmission Conveyance (South Supply Pipeline & Denver Water)		Treatment Capacity (Water Treatment Plant)		TE's Available for Sale
			TE Capacity	Excess TE's	TE Capacity	Excess TE's	TE Capacity	Excess TE's	
2008		22,588	27,271	4,683	26,466	3,878	27,083	4,495	3,878
2012	896	24,167	27,271	3,104	26,466	2,299	27,083	2,916	2,299
2015	862	26,536	29,044	2,508	32,221	5,685	27,083	547	547
2020	814	30,594	40,407	9,813	32,221	1,627	32,395	1,801	1,627
2025	529	33,450	40,407	6,957	38,861	5,411	37,707	4,257	4,257
2030	416	35,310	40,407	5,097	38,861	3,551	37,707	2,397	2,397
2035	100	36,772	40,407	3,635	38,861	2,089	37,707	935	935
Build-out	100	37,272	40,407	3,135	38,861	1,589	37,707	435	435

Chart 37, shows the projection of water license availability for all three components of the system: supply, treatment, and delivery.



LONG RANGE FINANCIAL PLAN UPDATE

Water System – Future Projects and Estimated Costs

Chart 38 shows the major projects needed to provide water and processing capacity for the build-out of Broomfield’s Utilities Master Plan.

Since actual growth rates and water license sales following 2008 were considerably less than projected in the 2009 Long Range Financial Plan update, it was necessary to adjust growth forecasts to account for the changes in the economy and reevaluate both the scope and timing of major capital improvements to the water system. The adjustments to the growth projections have essentially delayed the need for new supplies by five years.

The reduction in growth rates was used to conduct a similar analysis on projected peak day requirements. Similar to water supply, the need for providing additional peaking capacity has been delayed by about five years.

Since the timing and the need for constructing Broomfield Reservoir had been delayed by about five years, other alternatives have been identified to increase water supplies and assist in meeting peak summer demands. These alternatives could effectively postpone the need for Broomfield Reservoir another five to 10 years. In addition, the schedule of when the Windy Gap Firming Project is expected to come on line is closer to the time when Broomfield needs additional supplies. It is now likely that the Broomfield reservoir may not be necessary to provide interim firming of Windy Gap and the size of the reservoir can be reduced to 1,000 AF to only meet peak demands.

The supplies from the Windy Gap Firming Project are assumed to be required to meet ultimate demands in Broomfield. The gap between current and ultimate build-out is 5,600 acre feet. To bridge this gap Broomfield can purchase an additional 1,625 acre feet of supplies in the CBT system while staying under the cap established by the Northern Colorado Water Conservancy District. Broomfield’s water reuse system is based on the second use of Windy Gap water. Firming the Windy Gap water also firms the reuse system which provides 3,100 AF of water for irrigation purposes.

To meet additional peaking needs before 2018, the current capital improvement plan for the water utility proposes utilization of Siena Reservoir for the potable system to provide additional storage before the final local reservoir is built. The sequencing and estimated costs of these projects along with two 6 MG water treatment plant expansions are included in Chart 37. The first plant expansion will increase treatment capacity from 20 MGD to 26 MGD; the second expansion will increase capacity to 32 MGD.

Additional water line extensions to serve the north area will be constructed as needed from 2014 through 2022.

LONG RANGE FINANCIAL PLAN UPDATE

Chart 38 Water System Future Projects and Estimated Costs		
Facility	Estimated Cost	Projected Funding Year
Additional CBT Units - 1,625 AF	\$17,500,000	2013-2017
Convert Sienna Reservoir - 6.54 MG	7,500,000	2014
Windy Gap Firming (Design) - 5,600 AF	7,700,000	2014-2015
Water Main Extensions	23,310,000	2014-2022
Water Treatment Plant Expansion - 6MGD	10,350,000	2014-2015
Windy Gap Firming (Construction) - 5,600 AF	74,870,000	2018
Water Treatment Plant Expansion - 6 MGD	15,000,000	2022
Construct Local Reservoir - 7.5 MG	18,000,000	2023
Total	\$174,230,000	

Water System – Financial Plan

Chart 39, shows the financial outlook for years 2013 through build-out. It includes all the projects discussed in the previous section. The financial plan shows that with projected TE sales over the next 28 years, license fee revenues in the Water Fund can repay debt; accumulate funds to pay for the future water treatment expansions and water line extensions; and maintain an annual fund balance equal to at least three years of debt service. It also includes operating, debt service, and capital expenses of the water fund, and shows the ending fund balance. Included in the ending fund balance are an operating reserve equal to 16% of operating expenses and a debt service reserve equal to three years of debt service expenses.

Chart 39 Water Fund - Financial Model SOURCES AND USES OF FUNDS					
Year	Beginning Balance	Total Revenues	Total Sources of Funds	Total Expenses	Ending Balance
2004	45,603,247	26,841,566	72,444,813	31,789,692	40,655,121
2008	60,232,738	30,488,487	90,721,225	36,140,544	54,580,681
2012	53,298,729	89,435,951	142,734,680	73,835,326	68,899,354
2015	74,381,273	37,403,095	111,784,368	50,569,465	61,214,903
2020	26,351,019	36,961,457	63,312,476	32,051,563	31,260,913
2025	26,244,703	35,237,583	61,482,286	29,107,242	32,375,044
2030	36,556,511	39,308,336	75,864,847	34,399,081	41,465,766
2035	51,313,856	38,322,475	89,636,331	42,168,469	47,467,862
Build-out	31,709,937	45,546,032	77,255,969	49,978,288	27,277,681

LONG RANGE FINANCIAL PLAN UPDATE

Current Debt

In order to generate enough revenue, an average of 272 TEs need to be sold each year, in order to pay the annual capital debt service. The purchase of additional CBT shares, construction of the reservoirs and additional plant capacity all increase the balance of TEs available for sale to 12,875, sufficient to build out the Utilities Master Plan. Retirement of the fund's debt, as scheduled, requires the sale of 3,292 TEs, leaving a balance of 9,583 TEs available for sale following debt repayment.

Chart 40 shows the detail of all of the outstanding debt and commitments being paid from the Water Fund. The current debt will be paid in full in 2022.

Chart 40			
Water Current Outstanding Debt			
Year	Principal	Interest	Principal and Interest
2013	\$ 3,760,000	\$ 1,966,650	\$ 5,726,650
2014	3,915,000	1,816,250	5,731,250
2015	4,075,000	1,659,650	5,734,650
2016	4,230,000	1,496,650	5,726,650
2017	4,390,000	1,327,450	5,717,450
2018	4,560,000	1,151,850	5,711,850
2019	4,755,000	969,450	5,724,450
2020	4,935,000	779,250	5,714,250
2021	5,185,000	532,500	5,717,500
2022	5,465,000	273,250	5,738,250
Totals	\$ 45,270,000	\$ 11,972,950	\$ 57,242,950

Included in the commitments is Broomfield's share for the original Windy Gap water lease which will be fully paid in 2017 and is being funded as a capital project, as shown in Chart 41.

Chart 41	
Windy Gap Commitment	
Year	Payment
2013	\$ 268,748
2014	268,653
2015	268,938
2016	275,918
2017	276,270
Totals	\$ 1,358,527

LONG RANGE FINANCIAL PLAN UPDATE

10.3 SEWER FUND

Wastewater System History

Broomfield’s wastewater treatment plant has been in operation since 1954. The plant has undergone several expansions and has been refurbished four times. The final expansion to the plant is projected to be completed in 2022 increasing capacity from 12 million gallons per day (MGD) to 16 MGD.

The other major features of the wastewater system are four Outfall lines. The four lines are the South Outfall line, which serves the south and west areas of Broomfield; the Central Broomfield Outfall line; the North Outfall line; and the Zuni Outfall line. All sewage, from the currently developed areas of Broomfield, flow to one of these outfall lines. Construction of the North I-25 Sub Area Outfall line, which will serve north Broomfield development, has been initiated. Additional lift stations and forced mains are included in the future projects and estimated costs.

Current Treatment Capacity and Demand

Chart 42 shows the current treatment capacity and demand for sewer in million gallons (MG).

Chart 42	
Current Wastewater Treatment Capacity and Demand	
	Million Gallons
Present Capacity	12.0
Present Annual Demand	6.8
Balance	5.2

Sewer Utilities Master Plan

Chart 43 shows the ultimate sewer demand at build-out for Broomfield.

Chart 43		
Wastewater Master Plan		
	MGD	Additional MGD Necessary
Projected Total Wastewater Demand at Build-Out	16.00	
Plan for Meeting Demand		
Current Capacity		
Treatment plant capacity	12.00	
Total Current Capacity	12.00	4.00
Future Projects		
Plant expansion from 12 MGD to 16 MGD	4.00	-
Total Future Projects	4.00	
Total Projected Wastewater Supply at Build-Out	16.00	

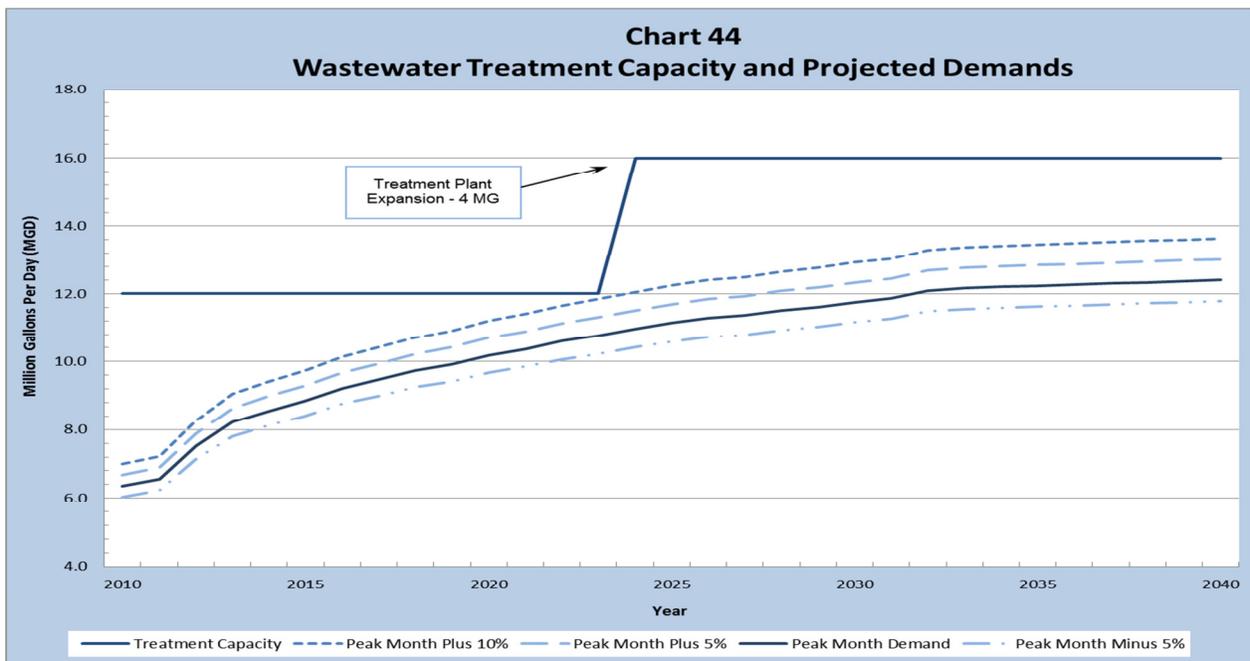
LONG RANGE FINANCIAL PLAN UPDATE

Sewer System Coordination

The following charts show how demand, supply, supply improvement projects, and timing needs are major considerations in establishing a coordinated approach to improving the sewer system.

Sewer Treatment Capacity & Demand

The sewer treatment facility's current capacity is 12 MGD. The current capacity is projected to be adequate until 2023. The expansion in 2023 will increase capacity to 16 MGD, which is sufficient capacity to serve Broomfield's ultimate needs.



Sewer System – Future Projects and Estimated Costs

Chart 45 shows the major projects needed to provide sewer treatment capacity for the build-out of Broomfield's Utilities Master Plan.

Chart 45
Sewer System Future Projects and Estimated Costs

Facility	Estimated Cost	Projected Funding Year
Asset Replacements	\$4,015,000	2014
Solids Dewatering	1,450,000	2014
Nutrient (Water Quality) Upgrade - Phase I	4,000,000	2014
Sewer Line Extensions and Lift Stations	41,965,250	2013-2020
Odor Control Monitoring/Improvements	4,250,000	2015
Temperature Standard Implementation	14,900,000	2017-2018
Nutrient (Water Quality) Upgrade - Phase II	24,000,000	2017-2018
Treatment Plant Expansion(From 12MGD to 16 MGD)	30,000,000	2021-2022
Total	\$124,580,250	

LONG RANGE FINANCIAL PLAN UPDATE

The capital improvement program includes projects to address federal standards for anticipated nutrient removal and temperature standards.

In order to service the north area of Broomfield, construction must occur on the Beyer’s lift station and force main, the North Area lift station and sewer lines (Sub-basin 2A), the North Area force main (Sub-basin 2), the 257-property lift station and forced main, the North Park gravity sewer lines, the County Road 8 lift station and forced mains, and the South Preble Creek lift station. These projects will be necessary to ultimately provide sewer service for build-out.

One additional treatment plant expansion will increase capacity from 12 MGD to 16 MGD, insuring that the plant has the ability to adequately treat sewer to meet current discharge standards for an ultimate build-out population of 95,500.

Sewer System – Financial Plan

Chart 46 shows the financial outlook until build-out. It includes all the projects discussed in the previous section. The financial projection shows that, with projected ERUs sales over the next 28 years, license fee revenues in the Sewer Fund can repay debt; accumulate funds to complete the final sewer treatment plant expansion; provide funding to meet federal regulatory standards for wastewater; and maintain an annual fund balance equal to at least three years of debt service. Included in the ending fund balance is an operating reserve equal to 16% of operating expenses and a debt service reserve equal to three years of debt service expenses.

Chart 46 Sewer Fund - Current Model SOURCES AND USES OF FUNDS					
Year	Beginning Balance	Total Revenues	Total Sources of Funds	Total Expenses	Ending Balance
2004	31,882,320	10,661,903	42,544,223	12,494,738	30,049,485
2008	47,004,668	16,288,693	63,293,361	26,808,466	36,484,895
2012	25,943,490	69,895,962	95,839,452	58,392,553	37,446,899
2015	32,538,782	22,886,862	55,425,644	16,248,876	39,176,768
2020	26,087,924	24,840,560	50,928,484	10,787,055	40,141,429
2025	43,702,302	22,042,667	65,744,969	19,584,123	46,160,846
2030	42,159,503	23,791,142	65,950,645	21,950,809	43,999,836
2035	46,141,164	19,900,283	66,041,447	22,343,978	43,697,469
Projected Build-out	32,755,186	22,355,256	55,110,442	25,962,356	29,148,086

LONG RANGE FINANCIAL PLAN UPDATE

Current Debt

In order to retire the Sewer Fund debt, an average of 150 equivalent residential units (ERUs) must be sold each year until 2031. Construction of the sewer lines in the north area and additional plant capacity increase the balance of ERUs available for sale to 12,670 which is sufficient to build out the Utilities Master Plan. Retirement of the debt, as scheduled, requires the sale of 2,839 ERUs leaving a balance of 9,831 ERUs available for sale following debt repayment. Chart 47 shows the detail of the outstanding debt and commitments being paid from the Sewer Fund.

Chart 47			
Sewer Current Outstanding Debts & Commitment			
Year	Principal	Interest	Principal and Interest
2013	\$ 889,978	\$ 1,222,172	\$ 2,112,150
2014	920,610	1,195,472	2,116,082
2015	960,997	1,158,648	2,119,645
2016	996,421	1,120,208	2,116,629
2017	1,046,601	1,070,387	2,116,988
2018	1,416,546	1,018,057	2,434,603
2019	1,487,840	961,395	2,449,235
2020	1,551,540	901,882	2,453,422
2021	1,620,185	839,820	2,460,005
2022	1,655,000	775,013	2,430,013
2023	1,745,000	692,262	2,437,262
2024	1,840,000	605,012	2,445,012
2025	1,940,000	513,013	2,453,013
2026	2,040,000	416,012	2,456,012
2027	2,115,000	354,813	2,469,813
2028	2,185,000	291,362	2,476,362
2029	2,260,000	225,813	2,485,813
2030	2,345,000	155,187	2,500,187
2031	2,430,000	78,975	2,508,975
Totals	\$ 31,445,718	\$ 13,595,503	\$ 45,041,221

LONG RANGE FINANCIAL PLAN UPDATE

10.4 WATER RECLAMATION FUND

Water Reclamation System History

When Broomfield shifted the potable water supply from Great Western Reservoir (GWR) to the Northern Colorado Water Conservation District (NCWCD), the GWR reservoir and an existing water treatment plant were no longer needed to provide water through the potable water system. In 1994, plans were initiated to convert that system into a reuse system that reclaimed water for use in an irrigation-only system.

Prior to the reuse project, Broomfield's sewer treatment facility would process water before discharging it to a receiving stream. With the construction of the reclamation system, a portion of this water is no longer discharged to the stream, but is diverted, put through a tertiary treatment process and conveyed either directly to reuse customers for irrigation or to storage at the Great Western Reservoir.

Reuse water that is not used immediately by the customers is stored in the reservoir for use during the irrigation season. During the winter months, available water is also pumped and stored at the reservoir. This ensures an adequate supply of water to meet the annual irrigation demands of the system.

The initial phase of the reuse project was completed in 2004. This project provided Broomfield with the opportunity to implement water conservation. Water that is treated at the sewer treatment facility and would have been discharged to Big Dry Creek can now be captured and utilized for a second time for irrigation purposes.

The reuse project produces an annual yield of approximately 4,033 acre feet (or 7,332 tap equivalent units at 0.55 AF/TE). Based on present annual demand of 3,013 AF the reuse system can support and additional 1,020 AF for irrigation purposes.

Current Supply and Demand

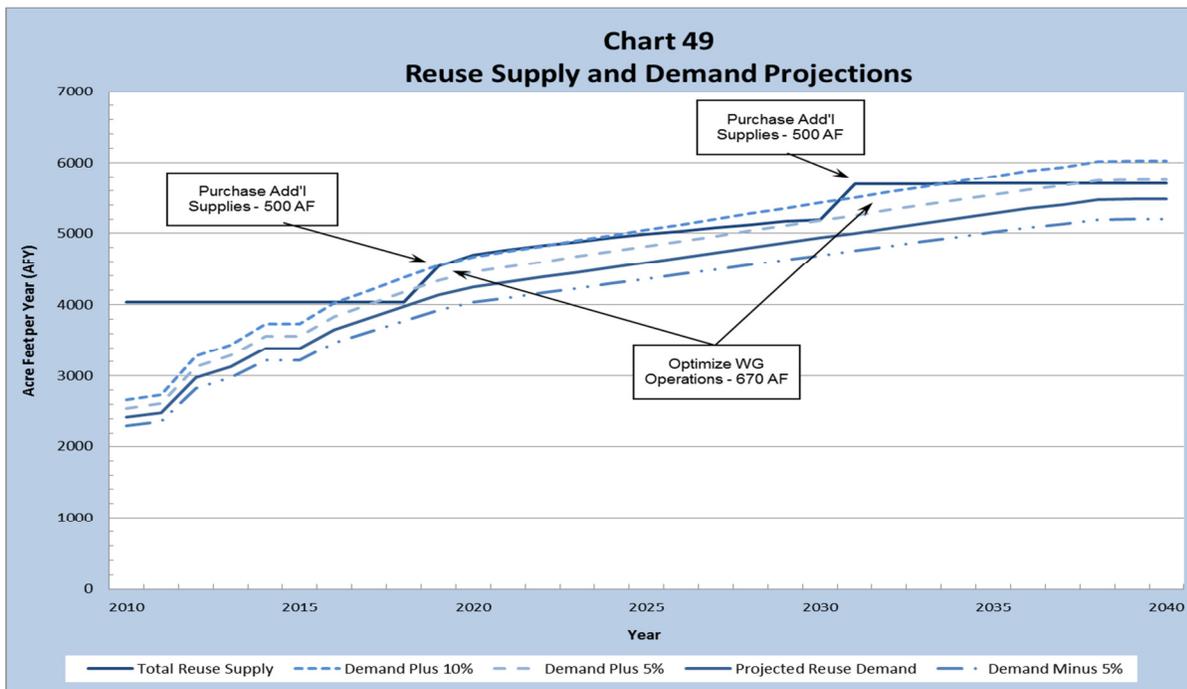
Chart 48 shows the current supply and demand for water reclamation in acre feet.

Chart 48 Current Water Reclamation Supply and Demand	
Supply and Demand	Acre Feet
Present Supply	4,033
Present Annual Demand	3,013
Balance	1,020

Reuse Water System Coordination

Chart 49 shows how demand, supply, and timing needs are major considerations in establishing a coordinated approach to improving the Reuse Water system.

LONG RANGE FINANCIAL PLAN UPDATE



Reuse Water System – Future Projects and Estimated Costs

Chart 50 shows the major projects needed for the reuse water system to fulfill the build-out of Broomfield’s Utilities Master Plan.

**Chart 50
Reuse Water System Future Projects and Estimated Costs**

Facility	Estimated Cost	Projected Funding Year
Heit Pit Improvements	\$4,688,962	2014-2018
Purchase water rights for North Area (1,000 AF)	\$16,000,000	2019, 2031
Reuse Water Line Extensions to Serve North Area	\$5,337,000	2022-2024
3.2 MG Reuse Water Tank	\$2,500,000	2022
Filtration Building Expansion	\$3,000,000	2022
Total	\$31,525,962	

Improvements to the Heit Pit to convert the gravel pit into a functional water storage facility, include the construction of an outlet facility to the South Platte River, alluvial groundwater wells along the South Platte River, a pump station at the reservoir, and lease fees for use of an adjacent storage reservoir during the gravel mining phase.

Additional water rights will have to be purchased to provide the necessary TEs for ultimate build-out. Most of the expansion of the system will take place in the northeast area of Broomfield which will require reuse water line extensions, a new 3.2 million gallon reuse water tank, and an expansion of the filtration building.

LONG RANGE FINANCIAL PLAN UPDATE

Reuse Water System – Financial Plan

Chart 51 shows the financial outlook for years 2013 through build-out. It includes all the projects discussed in the previous section. The financial projection shows that with projected TEs sales over the next 28 years, license fee revenues in the Reuse Water Fund can repay debt; accumulate funds to complete the project discussed previously; and maintain an annual fund balance equal to at least three years of debt service. Included in the ending fund balance is an operating reserve equal to 16% of operating expenses and a debt service reserve equal to three-years of debt service payments.

Chart 51 REUSE WATER FUND - CURRENT MODEL SOURCES AND USES OF FUNDS					
Year	Beginning Balance	Total Revenues	Total Sources of Funds	Total Expenses	Ending Balance
2004	8,079,689	2,102,275	10,181,964	4,104,708	6,077,256
2008	6,231,150	3,690,282	9,921,432	5,142,277	4,779,155
2012	5,138,060	4,045,681	9,183,741	2,497,710	6,686,031
2015	7,040,903	7,176,573	14,217,476	3,614,282	10,603,194
2020	16,061,073	4,293,234	20,354,307	2,591,417	17,762,890
2025	12,775,018	3,496,882	16,271,900	2,316,092	13,955,808
2030	19,406,283	4,129,282	23,535,565	2,622,498	20,913,067
2035	18,478,136	4,428,060	22,906,196	3,018,444	19,887,752
Projected Build-out	24,282,342	3,523,598	27,805,940	3,513,966	24,291,974

Current Debt

In order to retire the debt, an average of 125 TEs need to be sold each year until 2021. Construction of the Heit Pit Improvements, reuse water lines in the north area and the purchase of water rights all increase the balance of TEs available for sale to 5,146 which is sufficient to build out the Utilities Master Plan. Retirement of the debt, as scheduled, requires the sale of 1,126 TEs leaving a balance of 4,020 TEs available for sale following debt repayment. Chart 52 shows the detail of all of the outstanding debt and commitments being paid from the Water Reclamation Fund.

Chart 52 Water Reclamation Current Outstanding Debts			
Year	Principal	Interest	Principal and Interest
2013	\$ 975,022	\$ 426,941	\$ 1,401,963
2014	1,009,390	397,690	1,407,080
2015	1,044,003	357,315	1,401,318
2016	1,088,579	315,554	1,404,133
2017	1,143,399	261,125	1,404,524
2018	1,198,454	203,956	1,402,410
2019	1,247,160	156,017	1,403,177
2020	1,298,460	106,131	1,404,591
2021	1,354,815	54,193	1,409,008
Totals	\$ 10,359,282	\$ 2,278,922	\$ 12,638,204

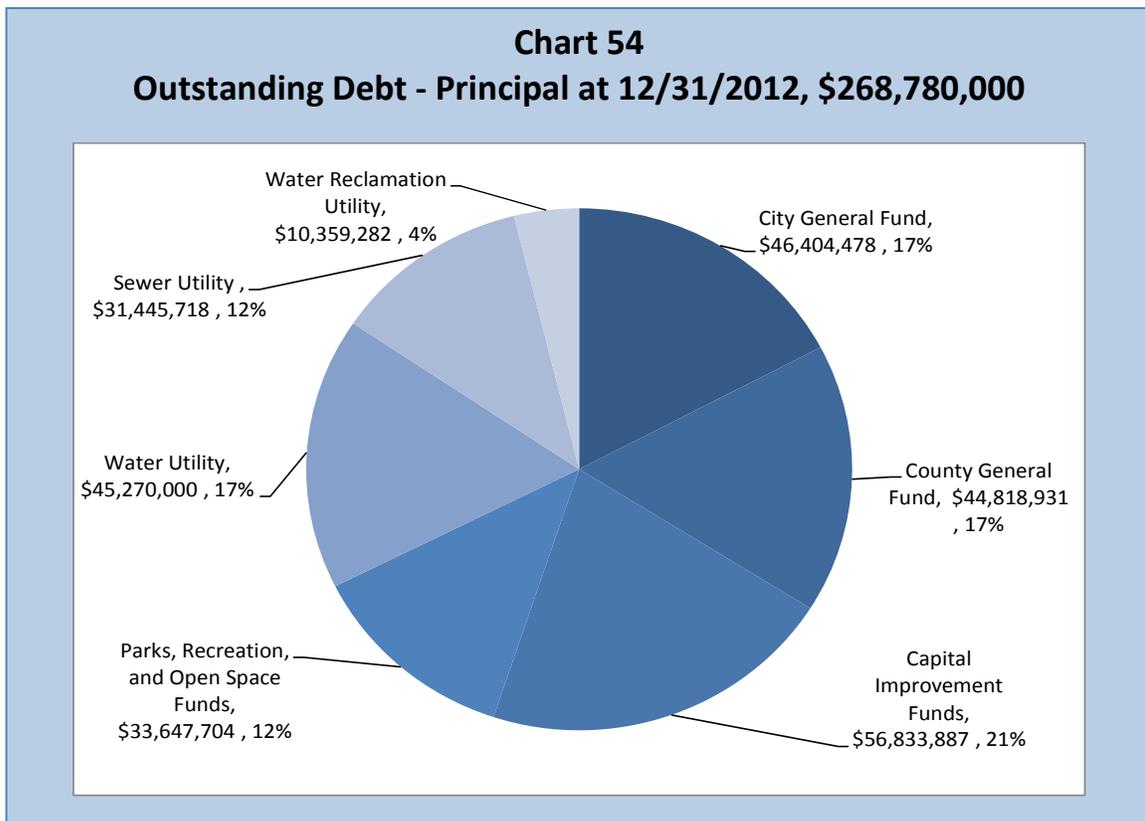
LONG RANGE FINANCIAL PLAN UPDATE

XI. BONDS/DEBT, NOTES, AND COPS MANAGEMENT

11.1 OUTSTANDING BONDS, NOTES & CERTIFICATES OF PARTICIPATION

Prior to the issuance of bonds, certificates of participation, or any other significant financial obligation, a detailed analysis of the total costs and estimated revenues to retire the financial obligation is conducted by City and County staff and the City and County's financial advisor and reviewed, in detail, by the City Council. Charts 53-55 list the total outstanding bonds, notes and certificates of participation by budget fund type and also by the actual outstanding obligation, as of December 31, 2012.

Chart 53 Outstanding Principal at December 31, 2012		
Description	Amount	Percentage
County Funds	\$ 44,818,931	16.67%
City Funds	136,886,069	50.93%
Enterprise Funds	87,075,000	32.40%
Total	\$ 268,780,000	100.00%



LONG RANGE FINANCIAL PLAN UPDATE

Bond Rating

The general governmental funds all have a Moody's bond rating of Aa3. The Water Fund has a Moody's bond rating of A1. The Sewer and Reuse Water Funds have a dual Moody's bond rating: an underlying rating of A2 and an insured rating of Aa3 for specific maturities in the series (scheduled payments of principal and interest maturing on December 1, 2021 and those maturing from December 1, 2026 through December 1, 2031 are insured).

11.2 SOURCES OF REPAYMENT

Chart 56 summarizes the sources of funds for the repayment of all of Broomfield's current outstanding financial obligations. All existing debt and obligations are scheduled to be repaid by 2032.

Chart 55 Total Outstanding Bonds, Notes, Agreements, and COPs Summary Summary by Obligation - As of December 31, 2012		
Financial Obligation	Sources of Funds for Payment of Bonds and COPs	
	Sales & Use Tax	Rate Revenues and Connection Fees
General Government Fund Types		
City General Fund		
COPs 2010	x	
County General Fund		
COPs 2010	x	
Capital Improvement Fund		
COPs 2010	x	
Sales & Use Tax Revenue Refunding Bonds 2012 A	x	
Sales & Use Tax Revenue Refunding Bonds 2012 A & B	x	
Open Space & Parks Fund		
COPs 2010 - Open Space	x	
COPs 2010 - Parks	x	
Sales & Use Tax Revenue Refunding Bonds 2012 - Open Space	x	
Sales & Use Tax Revenue Refunding Bonds 2012 - Parks	x	
Utility/Enterprise Funds		
Water Fund		
Water Revenue Refunding Bonds 2012		x
Allotment Payments to NCWCD - Windy Gap Water		x
Sewer Fund		
Sewer Revenue Refunding Bonds 2012		x
Water Reclamation Fund		
Revenue Refunding Bonds 2012		x

LONG RANGE FINANCIAL PLAN UPDATE

This Long Range Financial Plan is prepared at the request of the Broomfield City and County Council and Manager, under the direction of the Finance Department and with the assistance of CliftonLarsonAllen, LLP. The project team wishes to acknowledge significant contributions from the following:

Budget Division

Fiscal Services Division

Community Development Department

Capital Improvement Projects Administration

City and County of Broomfield Staff - all Departments

APPENDIX

LONG RANGE FINANCIAL PLAN UPDATE

APPENDIX A - Comprehensive Plan Land Use Amendments History

Appendix A Master Plan Land Use Amendments History						
	2004 Base	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	83,300				83,300
	Square feet of Buildings	50,686,825	5,838,443	4,626,180	54,090,437	115,241,885
	Acres	7,205	762	1,267	5,137	14,371
Amendment #1						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	1,125				1,125
Pallisade Park	Square feet of Buildings	686,115	(200,000)	0	(300,000)	186,115
Addition/(Deduction)	Acres	101	(29)	0	(25)	47
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	84,425				84,425
	Square feet of Buildings	51,372,940	5,638,443	4,626,180	53,790,437	115,428,000
	Acres	7,306	733	1,267	5,112	14,418
Amendment #2						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	(1,944)				(1,944)
Anthem West	Square feet of Buildings	(1,185,607)	0	0	(300,000)	(1,485,607)
Addition/(Deduction)	Acres	(175)	0	0	(25)	(200)
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	82,481				82,481
	Square feet of Buildings	50,187,333	5,638,443	4,626,180	53,490,437	113,942,393
	Acres	7,131	733	1,267	5,087	14,218
Amendment #3						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	479				479
Interlocken Loft	Square feet of Buildings	292,133	0	0	(130,680)	161,453
Addition/(Deduction)	Acres	43	0	0	(11)	32
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	82,960				82,960
	Square feet of Buildings	50,479,466	5,638,443	4,626,180	53,359,757	114,103,846
	Acres	7,174	733	1,267	5,076	14,250
Amendment #4						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	414				414
Mountain Terrace	Square feet of Buildings	252,490	(191,390)	0	46,848	107,948
Addition/(Deduction)	Acres	37	(28)	0	4	13
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	83,374				83,374
	Square feet of Buildings	50,731,956	5,447,053	4,626,180	53,406,605	114,211,794
	Acres	7,212	705	1,267	5,080	14,263

LONG RANGE FINANCIAL PLAN UPDATE

Appendix A - Continued						
Master Plan Land Use Amendments History						
Amendment #5						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	772				772
Interlocken East	Square feet of Buildings	480,000	44,000	0	0	524,000
Addition/(Deduction)	Acres	21	6	0	0	27
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	84,146				84,146
	Square feet of Buildings	51,211,956	5,491,053	4,626,180	53,406,605	114,735,794
	Acres	7,233	711	1,267	5,080	14,290
Amendment #6						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	2,955				2,955
257 Land	Square feet of Buildings	1,802,550	200,000	(1,662,690)	(396,139)	(56,279)
Addition/(Deduction)	Acres	266	29	(349)	(33)	(87)
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	87,101				87,101
	Square feet of Buildings	53,014,506	5,691,053	2,963,490	53,010,466	114,679,515
	Acres	7,498	740	918	5,046	14,203
Amendment #7						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	203				203
Original Broomfield	Square feet of Buildings	63,000	(194,931)	0	(1,189,188)	(1,321,119)
Addition/(Deduction)	Acres	7	(18)	0	(91)	(102)
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	87,304				87,304
	Square feet of Buildings	53,077,506	5,496,122	2,963,490	51,821,278	113,358,396
	Acres	7,505	722	918	4,955	14,101
Amendment #8						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	675				675
Seven 25 Lands	Square feet of Buildings	600,000	402,930	(272,250)	(326,700)	403,980
Addition/(Deduction)	Acres	16	37	(25)	(30)	(2)
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	87,979				87,979
	Square feet of Buildings	687,304	402,930	(272,250)	(326,700)	491,284
	Acres	53,077,522	5,496,159	2,963,465	51,821,248	113,358,394

LONG RANGE FINANCIAL PLAN UPDATE

Appendix A - Continued Master Plan Land Use Amendments History						
Amendment #9						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	(571)				(571)
Highlands	Square feet of Buildings	(254,000)	(594,594)	686,070	104,544	(57,980)
Addition/(Deduction)	Acres	(13)	(55)	63	8	3
Result	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	87,408				87,408
	Square feet of Buildings	433,304	(191,664)	413,820	(222,156)	433,304
	Acres	53,077,509	5,496,104	2,963,528	51,821,256	113,358,397
Amendment #10						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	1,750				1,750
Great Western	Square feet of Buildings	750,000	232,000	0	(1,184,484)	(202,484)
Addition/(Deduction)	Acres	140	13	0	(153)	0
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	89,158				89,158
	Square feet of Buildings	1,183,304	40,336	413,820	(1,406,640)	230,820
	Acres	53,077,649	5,496,117	2,963,528	51,821,103	113,358,397
Amendment #11						
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	1,337				1,337
Dry Creek Valley	Square feet of Buildings	132,000	26,400		(158,400)	0
Addition/(Deduction)	Acres	24	6		(30)	0
	SUBJECT	Residential	Commercial Local Retail	Commercial - Regional Retail - Malls	Commercial - Non retail	Total
	Population	90,495				90,495
	Square feet of Buildings	1,315,304	66,736	413,820	(1,565,040)	230,820
	Acres	53,077,673	5,496,123	2,963,528	51,821,073	113,358,397

Note: The Total Acres on this chart do not include Open Lands.

LONG RANGE FINANCIAL PLAN UPDATE

APPENDIX B - Revenues & Expenditures Allocation Percentage

Appendix B Revenues and Expenditures Allocation Percentage Actual - 2012							
	Residential Single Family	Residential Multi Family	Local Retail	Combined Residential and Local Retail	Regional	Commercial	Total
Revenues							
Sales Tax	0%	0%	43%	43%	57%	0%	100%
Property Tax	39%	7%	4%	50%	11%	39%	100%
Other Revenues	50%	13%	6%	69%	7%	24%	100%
Expenditures							
Operating	44%	21%	3%	68%	8%	24%	100%
Debt	44%	21%	3%	68%	8%	24%	100%
CIP	44%	12%	5%	61%	7%	32%	100%

LONG RANGE FINANCIAL PLAN UPDATE

APPENDIX C - Percentage Allocation of Revenues and Expenditures

Appendix C Percentage Allocation of Revenues and Expenditures Revenues							
Operating	Single Family	Multi-family	Total Residential	Local Retail	Regional Retail	Non-retail	Total Commercial
Property Tax	39%	7%	46%	4%	11%	39%	54%
Sales Tax	0%	0%	0%	43%	57%	0%	100%
Use Tax Bldg	14%	15%	29%	2%	8%	61%	71%
Use Tax Vehicle	54%	36%	90%	0%	5%	5%	10%
Audit Revenue - Sales & Use	0%	0%	0%	43%	57%	0%	100%
Specific Ownership	39%	7%	46%	4%	11%	39%	54%
Gas & Elec Bus Tax	58%	15%	73%	3%	4%	20%	27%
Cable TV Tax	57%	33%	90%	0%	10%	0%	10%
Telephone Business Tax	25%	15%	40%	7%	10%	43%	60%
Tobacco Tax	0%	0%	0%	100%	0%	0%	100%
Lottery Proceeds	80%	20%	100%	0%	0%	0%	0%
Lodging Tax	0%	0%	0%	0%	100%	0%	100%
Other contributions	58%	15%	73%	3%	4%	20%	27%
Bldg Permits	14%	15%	29%	2%	8%	61%	71%
Other Licenses & Permits	0%	0%	0%	12%	16%	72%	100%
Highway User's Tax	54%	36%	90%	0%	5%	5%	10%
Human Svcs Funding	80%	20%	100%	0%	0%	0%	0%
Other Intergovernmental	64%	16%	80%	2%	3%	15%	20%
Recreation Fees	61%	16%	77%	0%	0%	23%	23%
Other Charges	40%	10%	50%	0%	0%	50%	50%
Transfers from Reserves	58%	15%	73%	3%	4%	20%	27%
Fines	46%	12%	58%	0%	42%	0%	42%
Interest & Misc	17%	3%	20%	34%	46%	0%	80%
Interfund (from Enterprise Fund only)	61%	15%	76%	3%	4%	17%	24%
Service Expansion Fees (SEF)	80%	20%	100%	0%	0%	0%	0%
Interfund Transfers In from CIP	48%	21%	69%	4%	9%	19%	32%

LONG RANGE FINANCIAL PLAN UPDATE

Appendix C- Continued Percentage Allocation of Revenues and Expenditures Expenditures							
Operating	Single Family	Multi-family	Total Residential	Local Retail	Regional Retail	Non-retail	Total Commercial
City Management	43%	7%	50%	3%	11%	36%	50%
Internal Audit	63%	15%	78%	4%	9%	11%	32%
Economic Development	0%	0%	0%	7%	21%	72%	100%
Communications	63%	15%	78%	4%	9%	11%	32%
HHS	64%	36%	100%	0%	0%	0%	0%
Police (Sworn)	67%	3%	70%	8%	12%	10%	30%
Police (Detention)	58%	2%	60%	20%	12%	8%	40%
Police (Admin)	67%	3%	70%	8%	12%	10%	30%
Courts	46%	12%	58%	0%	42%	0%	42%
Community Resources (Libr, Aud, Mus)	57%	33%	90%	1%	2%	7%	33%
Community Resources (Recreation)	57%	33%	90%	1%	2%	7%	23%
Community Resources (Open Space, Trails)	57%	33%	90%	1%	2%	7%	10%
Public Works (Streets)	72%	3%	75%	3%	4%	18%	25%
Public Works (Parks)	57%	33%	90%	1%	2%	7%	10%
Public Works (Fleet)	65%	18%	82%	2%	3%	13%	18%
Public Works (Facility Maint)	63%	15%	78%	4%	9%	11%	32%
Clerk & Recorder	63%	15%	78%	4%	9%	11%	32%
Legal	43%	7%	50%	3%	11%	36%	50%
Assessor	39%	7%	46%	4%	11%	39%	54%
Finance (minus utilities)	63%	15%	78%	4%	9%	11%	32%
Human Resources	63%	15%	78%	4%	9%	11%	32%
IT	63%	15%	78%	4%	9%	11%	32%
Comm Dev (Codes, GIS, Admin -Excl Housing)	63%	15%	78%	4%	9%	11%	32%
Community Development (Other)	37%	15%	53%	3%	6%	39%	47%
Insurance	63%	15%	78%	4%	9%	11%	32%
Contributions and Participations	63%	15%	78%	4%	9%	11%	32%
Debt Service & Commitments	63%	15%	78%	4%	9%	11%	32%
Transfers To:	0%	0%	0%	0%	0%	0%	0%
Operating Reserves	63%	15%	78%	4%	9%	11%	32%
CIP - Other Projects	63%	15%	78%	4%	9%	11%	32%
CIP Fund - Facility Reserve (1 mill)	63%	15%	78%	4%	9%	11%	32%
Cip Fund - Additional Amount Fac Res	63%	15%	78%	4%	9%	11%	32%
Other Funds	63%	15%	78%	4%	9%	11%	32%
CIP							
Facilities	63%	15%	78%	4%	9%	11%	32%
Stormwater & Drainage	37%	15%	53%	3%	6%	39%	47%
Information Technology	63%	15%	78%	4%	9%	11%	32%
Landscaping	72%	3%	75%	3%	4%	18%	25%
Open Space & Trails	57%	33%	90%	1%	2%	7%	10%
Recreation & Parks	57%	33%	90%	1%	2%	7%	17%
Transportation	72%	3%	75%	3%	4%	18%	25%
Equipment Replacement	63%	15%	78%	4%	9%	11%	32%
Planning, Admin & Misc	63%	15%	78%	4%	9%	11%	32%
CIP - Operating Debt & COP's	63%	15%	78%	4%	9%	11%	32%
Open Space - Operating Debt & COP's	63%	15%	78%	4%	9%	11%	32%
CIP - Transfers to Fund Reserves	63%	15%	78%	4%	9%	11%	32%
Open Space - Transfers to Fund Reserves	63%	15%	78%	4%	9%	11%	32%
CIP - Interfund	63%	15%	78%	4%	9%	11%	32%
Open Space - Interfund	63%	15%	78%	4%	9%	11%	32%
CIP - Open Space & Trail	63%	15%	78%	4%	9%	11%	32%
CIP - Transportation	63%	15%	78%	4%	9%	11%	32%
CIP - Other	63%	15%	78%	4%	9%	11%	32%
Development	13%	7%	20%	10%	13%	58%	80%

LONG RANGE FINANCIAL PLAN UPDATE

APPENDIX D - Development Assumptions

Appendix D Development Assumptions							
Year	Single Family (Units)	Multi-family (Units)	Single Family (Square Feet)	Multi-family (Square Feet)	Local Retail (Square Feet)	Regional Retail (Square Feet)	Non Retail (Square Feet)
2013	266	398	598,500	398,000	5,000	-	30,000
2014	422	910	949,500	910,000	235,000	105,000	1,152,000
2015	476	520	1,071,000	520,000	55,000	288,000	919,000
2016	467	1,050	1,050,750	1,050,000	260,000	532,000	1,082,000
2017	344	350	774,000	350,000	180,000	65,000	1,725,000
2018	280	780	630,000	780,000	190,000	240,000	1,247,000
2019	250	200	562,500	200,000	50,000	147,000	1,616,000
2020	300	685	675,000	685,000	-	400,000	1,452,000
2021	250	300	562,500	300,000	100,000	256,000	1,050,000
2022	250	550	562,500	550,000	115,000	493,000	1,000,000
2023	150	450	337,500	450,000	-	50,000	1,396,000
2024	150	666	337,500	666,000	-	-	1,329,000
2025	200	500	450,000	500,000	20,000	88,000	844,000
2026	118	400	265,500	400,000	-	100,000	1,351,000
2027	100	100	225,000	100,000	-	-	614,000
2028	150	400	337,500	400,000	-	100,000	911,000
2029	100	100	225,000	100,000	40,000	-	1,544,000
2030	100	500	225,000	500,000	-	475,000	411,000
2031	100	200	225,000	200,000	-	400,000	783,000
2032	100	500	225,000	500,000	-	400,000	2,704,083
2033	100	200	225,000	200,000	-	88,000	428,000
2034	-	200	-	200,000	-	235,000	454,000
2035	-	-	-	-	-	-	1,916,333
2036	-	-	-	-	-	-	1,916,333
2037	-	-	-	-	-	-	1,916,333
2038	-	-	-	-	-	-	1,916,333
2039	-	-	-	-	-	-	1,916,333
2040	-	-	-	-	-	-	1,916,333

LONG RANGE FINANCIAL PLAN UPDATE

APPENDIX E - 5 Year - CIP Long Range Plan

Appendix E 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Building and Facilities							
Annual Programs & Citywide Projects							
Building Repairs - Citywide	150,000	155,000	200,000	350,000	400,000	450,000	8,000,000
Building Energy Assessment Implementation - Citywide	510,958	0	0	0	0	0	0
Floor Covering Replacement - Citywide	50,000	50,000	50,000	50,000	50,000	50,000	800,000
HVAC Systems Rehabilitation - Citywide	50,000	50,000	50,000	50,000	50,000	50,000	800,000
Auditorium & Library Facility Projects							
Library/Auditorium - Auditorium Backstage and Loading Dock Expansion & Storage	100,000	0	0	0	0	500,000	0
Library/Auditorium - Auditorium Vestibule Construction	0	0	0	180,000	0	0	0
Library/Auditorium - Book Drop Modification	14,475	0	0	0	0	0	0
Library/Auditorium - Children's Library Extension	0	0	0	0	864,500	0	0
Library/Auditorium - Entry Canopy	0	0	0	15,000	0	0	0
Library/Auditorium - Entry Plaza Improvements	0	0	0	130,000	0	0	0
Library/Auditorium - Replace Carpet 2nd Floor Library	80,000	0	0	0	0	0	0
Library/Auditorium - Replace Carpet Auditorium	0	21,000	0	0	0	0	0
Cemeteries							
Lakeview Cemetery - Columbarium	0	0	30,000	0	0	0	0
Lakeview Cemetery - Cremation Vault System Addition	0	0	0	0	0	0	0
City and County Building							
City and County Building - Attorney's Office Remodel	60,000	0	0	0	0	0	0
City and County Building - Community Development Front Counter Improvements	484	0	0	0	0	0	0
City and County Building - Information Tech Training Room	0	0	0	0	0	0	0
City and County Building - Flooring Replacement	0	83,700	0	0	0	0	0
City and County Building - Mechanical Equipment Replacement (2010 Building Assessment)	0	43,800	0	0	0	0	0
City and County Building - Replace 8 roof top units (2010 Building Assessment)	0	0	0	684,000	0	0	0
City and County Building - Replace UPS System	115,000	115,000	0	0	0	0	0
City and County Building - Site Drainage Improvements	100,000	0	0	0	0	0	0
Other							
#12 Garden Center - Stair Repair	30,000	0	0	0	0	0	0
Broomfield Depot Restoration	100,000	194,000	0	0	0	0	0
HHS - New Facility Design/Construct /Land Purchase	2,000,000	14,500,000	0	0	0	0	0
HHS Lobby/Visitation Space Improvements	0	0	0	0	0	0	0
HHS - Workforce Center Floor Replacement	0	0	30,200	0	0	0	0
Parking Lot Repair/Replacement - Citywide	0	561,700	344,000	803,800	517,000	189,000	358,300
Security Improvements/Bollards - Citywide	216,000	14,000	0	0	0	0	0
Service Center - Security Gate Replacement	0	65,000	0	0	0	0	0
Service Center - Building Expansion Study - 60% of the Total Cost (Project Total \$100,000)	60,000	0	0	0	0	0	0
Service Center - Phase I New Building / Remodel of Existing Building - 60% of Total Cost (Project Total \$17M)	0	0	0	1,020,000	9,180,000	0	0
Service Center - Phase II New Building / Remodel of Existing Building - 60% of Total Cost (Project Total \$20M)	0	0	0	0	0	0	12,000,000
West Storage Site - Sprung Structure Repairs	70,000	0	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Police & Courts Facility							
Police/Courts - Police Entrance Security Check Point Construction	0	0	0	0	0	0	0
Police/Courts - Court Facility Remodel	12,510	0	0	0	0	0	0
Police/Courts - Security System Replacement	0	369,000	0	0	0	0	0
Police/Courts - Replace/Upgrade UPS System	0	115,000	0	0	0	0	0
Projects Beyond Current Plan							
Auditorium & Library Facility Projects							
Library - New Branch Facility	0	0	0	0	0	0	13,900,000
Library/Auditorium - Building Expansion	0	0	0	0	0	0	10,600,000
Cemeteries							
Broomfield County Commons - Cemetery Maintenance Facility Construction	0	0	0	0	0	0	900,000
Broomfield County Commons Cemetery - Phase II Expansion	0	0	0	0	0	0	1,200,000
Municipal Center							
City and County Building - Accessory Storage Building	0	0	0	0	0	0	200,000
Other							
Animal Shelter - New Facility	0	0	0	0	0	0	5,000,000
Broomfield County Commons - Parks Maintenance Facility Construction	0	0	0	0	0	0	80,000
Building and Facilities - continued							
Electric Car Parking Lot Outlets - Citywide	0	0	0	0	0	0	100,000
Police/Courts - Court Building Expansion	0	0	0	0	0	0	10,523,000
Police/Courts - Police Building Expansion	0	0	0	0	0	0	6,000,000
Public Works - Great Western Reservoir Area - Satellite Facility	0	0	0	0	0	0	250,000
Service Center - New Building Expansion Phase II- 60% of Total Cost (Project Total \$8.3M)	0	0	0	0	0	0	11,501,800
Utility Vent Replacement - Citywide	0	0	0	0	0	0	500,000
Drainage and Storm Water Projects							
132nd Ave and Zuni St - Storm Drainage Improvements	100,000	0	0	0	0	0	0
18th Avenue - Cottonwood Street to Sheridan Blvd - Storm Sewer Installation	0	0	0	0	0	0	0
Airport Creek Basin - Master Plan	0	30,000	0	0	0	0	0
Alter Street and Industrial Lane - Storm Drainage Improvements	0	60,600	0	0	0	0	0
Culvert and Small Bridge Repairs - Citywide	40,000	0	27,500	0	45,000	0	200,000
Erosion Control Maintenance - Citywide	10,000	10,000	10,000	10,500	10,500	10,500	198,000
FEMA - Letters of Map Revision - 3 areas	45,000	0	0	0	0	0	0
Original Broomfield - Roadway and Drainage Improvement Plan Design	0	20,000	0	0	0	0	0
Park Drainage Improvements - Citywide	55,000	25,000	25,000	25,000	25,000	25,000	431,000
Reservoir Storage & Dredging Needs Assessments - Citywide	1,114	0	0	0	0	0	0
Residential Street Drainage Improvements - Citywide	60,000	60,000	60,000	60,000	60,000	60,000	960,000
Sunnyslope Subdivision - Drainage Improvements	0	0	0	0	50,000	500,000	0
UDFCD Rock Creek/Coal Creek Master Plan	0	0	0	0	0	0	0
Westlake Channel Levee - Improvements	79,090	0	0	0	0	0	0
Willow Run Channel - Maintenance	150,000	0	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Projects Beyond Current Plan							
City Park Basin							
W. 120th Avenue West of Sheridan Boulevard - Storm Drainage Capacity Improvements	0	0	0	0	0	0	4,221,300
Midway Ponds	0	0	0	0	0	0	250,000
3207 Basin							
E. 7th Avenue Circle - Drainage Improvements	0	0	0	0	0	0	40,000
The Field - 3207	0	0	0	0	0	0	100,000
Tom Frost Reservoir - Pond Dredging and Trail Improvements	0	0	0	0	0	0	0
Quail Creek Basin							
Highland Park - Channel Improvements	0	0	0	0	0	0	3,236,000
Lowell Boulevard and W. 144th Avenue - Channel and Storm Sewer Improvements	0	0	0	0	0	0	1,010,000
Plaster Reservoir - Drainage and Dam Improvements	0	0	0	0	0	0	250,000
McKay Lake Basin							
152nd Avenue at Wilcox Estates - Storm Drainage Culvert	0	0	0	0	0	0	440,200
Zuni Street at Wilcox Estates - Storm Drainage Culvert	0	0	0	0	0	0	536,000
Airport Creek Basin							
Airport Creek - Main Street Culvert	0	0	0	0	0	0	1,340,000
Old Wadsworth Boulevard Channel	0	0	0	0	0	0	1,340,000
Rock Creek Basin							
Frank Varra	0	0	0	0	0	0	250,000
Josh's Pond	0	0	0	0	0	0	406,500
Information Technology Projects							
Assessor - Assessor Software Replacement (Manatron to Eagle)	421,734	0	0	0	0	0	0
Communications - CRM Software	300,000	0	0	0	0	0	0
Fleet - Fuel Management System Replacement	150,000	0	0	0	0	0	0
IT - Computer Accessory Equipment Replacements	59,164	0	0	0	0	0	0
IT - Data Storage Additions	108,052	300,000	300,000	250,000	250,000	250,000	2,827,124
IT - Desktop Computer Replacements	100,000	100,000	100,000	50,000	50,000	50,000	800,000
IT - Laptop Computer Replacements	0	20,000	0	0	0	20,000	60,000
IT - Major Systems Replacement and Upgrades	69,719	0	0	0	0	0	0
IT - Microsoft Office Software Upgrade	260,000	410,000	0	0	0	0	0
IT - Microsoft Server Licenses Purchase	73,267	0	0	50,000	0	0	250,000
IT - Network Hardware Replacement	40,000	80,000	80,000	80,000	80,000	80,000	1,280,000
IT - Network Printer Replacements	0	0	11,186	0	0	0	30,000
IT - Server Replacements	47,505	30,000	30,000	30,000	30,000	30,000	480,000
IT - Telecom System Replacement and Upgrades	354,000	195,000	0	0	0	0	0
IT - VM Ware Server Upgrade and Licenses (Hardware and Software)	85,827	38,000	38,000	38,000	38,000	38,000	266,000
IT - Wireless System - City and County Building	19,267	0	0	150,000	0	0	0
IT - Wireless System - Police/Court Bld; Detention Center; BCC	64,935	0	0	150,000	0	0	0
Library - Public Computing System	2,796	0	0	0	0	0	0
Police - Data Records Management Systems Replacement	3,100,000	1,000,000	0	0	0	0	0
Police - Dispatch Radio Console CPU Replacement	0	0	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Information Technology Projects - continued							
Police - Vehicle Laptop Computer Replacements (includes installation)	0	0	0	80,000	80,000	80,000	480,000
Police/Courts - Police Dispatch & Communication Center Back-up	0	0	0	0	0	0	200,000
Public Works - Workorder System Software Replacement	0	0	0	0	0	3,000,000	0
Public Works & Community Development - Laptop Replacements	0	0	0	0	60,000	65,000	260,000
Landscaping Projects							
120th Avenue Connection Landscaping	0	0	200,000	0	0	300,000	300,000
136th Avenue Landscaping and Street Lights - Lowell to Westlake Drive	0	0	0	0	384,000	0	0
136th Avenue Landscaping South Side - Sheridan to Cottonwood Street	0	0	0	0	78,000	0	0
9/11 Memorial Sign	0	0	0	0	0	0	0
Broomfield Business Center - Del Corso Park	400,000	0	0	0	0	0	0
Broomfield County Commons Cemetery- Tree Planting North Boundary	0	0	0	0	0	40,000	80,000
Brunner Farmhouse - Sidewalk, Driveway and Fence Improvements	0	32,000	0	0	0	0	0
Civic Center - Community Park Hill Landscape Improvements	0	0	0	231,750	0	0	0
Community Garden - Brunner Farm House	0	45,000	0	0	0	0	0
Entry Monument Improvements - Citywide	74,100	0	0	0	110,000	0	110,000
Irrigation Replacements - Citywide	150,000	170,000	170,000	200,000	200,000	200,000	3,925,000
Lambertson Farms - Entry Monument Sign Reimbursement	0	45,000	0	0	0	0	0
Park Landscape Improvements - Citywide	104,300	100,000	100,000	100,000	100,000	100,000	1,700,000
Tree Replacement - Citywide	105,000	138,000	105,000	105,000	105,000	105,000	1,785,000
Uptown Avenue - Landscaping	10,000	235,950	0	0	0	0	0
Westlake Subdivision - Sub-Area Plan Improvements	25,000	0	100,000	0	0	0	0
Zuni Street Median Landscaping- North of 136th Ave.(Pedestrian Plan)	0	150,000	0	0	0	0	0
Projects Beyond Current Plan							
Sheridan Blvd Median Landscaping Enhancements - Wildgrass to Lowell	0	0	0	0	0	0	2,800,000
US 287 - Midway Boulevard to 10th Avenue -Landscaping	0	0	0	0	0	0	936,000
Zuni Street - E. Midway to W. 136th Ave. Power Burial/Landscaping	0	0	0	0	0	0	3,250,000
Open Space Projects							
Davis Property - Acquisition Payment	0	0	0	0	0	0	0
Egg Farm Open Space Improvements	461,666	0	0	0	0	0	0
Lambertson Farms - Open Lands Master Plan	0	0	0	15,000	0	0	0
Markel Open Space - Management Plan Development	10,000	0	0	0	0	0	0
Metzger Open Space - Administration and Maintenance	30,000	30,000	30,000	30,000	30,000	30,000	480,000
Metzger Open Space - Trail and Site Improvements	0	0	0	0	0	0	0
Mitchem Property - Environmental Insurance Payment	10,125	10,125	10,125	10,125	10,125	10,125	5,900
Nordstrom Open Space - Interest Payment to Water Fund	0	0	0	0	0	0	0
Open Space - Due Diligence Services	15,000	15,000	15,000	15,000	15,000	15,000	480,000
Open Space Acquisition-Lustig	218,000	0	0	0	0	0	0
Trail Information Kiosks - Design	0	30,000	0	0	0	0	0
Wildlife Management	10,261	0	0	0	0	0	0
Wottge Open Space - Management and Improvement Plan	0	0	0	50,000	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Open Space Projects - continued							
Projects Beyond Current Plan							
BCC Open Space - Grassland Restoration & Overlook	0	0	0	0	0	0	485,000
BCC Open Space - Grassland Restoration Phase II	0	0	0	0	0	0	783,000
Davis/Nordstrom OS Management Plan	0	0	0	0	0	0	30,000
Great Western Open Space -Management Plan	0	0	0	0	0	0	50,000
Lac Amora Open Space -Management & Improvement Plan	0	0	0	0	0	0	50,000
Nordstrom Property Northern Grassland Restoration	0	0	0	0	0	0	0
Willow Run Open Space - Native Shrub and Prairie Dog Fence Installati	0	0	0	0	0	0	100,000
Trail System Projects							
County Commons Open Space - Tom Frost Reservoir Amenities and Landscape Improvements	0	25,000	225,000	0	0	0	0
Open Space and Trails Map - Citywide	6,660	0	0	0	0	0	0
Open Space and Trails Misc. Improvements - Citywide	31,870	25,000	25,000	25,000	25,000	25,000	480,000
Open Space and Trails Signage & Kiosks - Citywide	58,814	60,000	60,000	60,000	60,000	30,000	640,000
Tom Frost Reservoir - Interpretive Shelter Construction	15,769	0	0	0	0	0	0
Trail - W 144th Ave - Federal to Clay Street	13,000	0	0	0	0	0	0
Broomfield Trail System - 5-year Plan							
Broomfield Trail - 2 - RR bridge to Industrial Lane to Midway	0	802,300	0	0	0	0	0
Broomfield-Trail - RR Underpass at Airport Creek	0	0	0	100,000	0	1,000,000	0
Broomfield Trail - Aspen to Lowell (BT5)	0	0	0	0	725,000	0	0
Broomfield Trail - Daphne St. to Main St. Reconstruction	0	0	0	0	0	0	0
Broomfield Trail - Glasser Reservoir to Lowell (BT6 ph 2)	0	0	305,000	0	0	0	0
Broomfield Trail - Lowell to Spruce Meadows - (BT6 phase 3)	13,150	0	675,000	0	0	0	0
Broomfield Trail - Spruce Meadows to Sheridan Underpass (BT6 ph 1)	346,276	0	0	0	0	0	0
Lake Link Trail System 5-year Plan							
Lake Link Trail - Legacy HS to Zuni Street (LL4)	93,123	0	0	0	0	0	0
Neighborhood Connections 5-year Plan							
Neighborhood Connection - Anthem West Trail to Flagg Park in Boulder County	100,000		0	0	0	0	0
Neighborhood Connection - Broomfield County Commons to Westlake Trails (NC20)	0	0	0	0	232,000	0	0
Neighborhood Connection - Cottonwood Park to SECL trail (NC18)	0	0	0	0	255,300	0	0
Neighborhood Connection - Greenway Park to 120th Ave (NC25)	0	0	0	0	0	70,200	0
Neighborhood Connection - Iris Street to the Lake Link Trail	85,820	0	0	0	0	0	0
Neighborhood Connection - Rock Creek to Brainard Drive Underpass and Trail	43,000	700,000	0	0	0	0	0
Neighborhood Connection - Tennyson St. ROW to SE Comm. Loop Trail (NC16) Grant Code G10HA05-F	0	0	0	0	0	0	0
Neighborhood Connection - Westlake Trails Widening	0	170,000	0	0	0	0	0
Trail Connection - Path connecting The Field to BCC (NC26)	0	0	0	0	0	45,500	0
Trail Connection - Soft Surface NW Pky to Wildgrass (NC22)	0	0	0	0	0	375,000	0
North Community Link Trail System - Long 5-year Plan							
North Community Trail - Lowell Blvd - 144th to Sheridan	0	425,000	0	0	0	0	0
State Highway 7 Crossing #38 (Northpark & Palisade) - Study	25,000	0	0	0	0	0	0
Regional Trail System - 5-year Plan							
Regional Trail - US 287 - Lake Link Trail to Rock Creek Trail/ Ruth Roberts (RT6)	161,000		0	0	0	0	0
Regional Trail - Wadsworth Trail Replacement Adjacent to Ball Corp. Offices	0	216,500	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Storage Tek Dr. - Underpass Improvements	0	0	0	0	100,000	0	0
Trail Connection - Flatiron Crossing to Storage Tek Drive Trail (RT-1)	0	0	0	340,000	0	0	0
South East Community Loop Trail System - 5-year Plan							
Southeast Community Loop Trail - North of McKay Lake to Broomfield Trail (SECL11)	0	0	0	0	0	67,000	664,000
Southeast Community Loop Trail - Through South Midway Park (SECL3)	0	0	0	0	0	118,700	0
Wildgrass Trail System 5-year Plan							
Wildgrass Trails - Completion of Wildgrass Trail System	0	0	0	0	0	0	0
Equestrian Trails - Long Range Plan							
Broomfield Trail - Equestrian Loop through Hoopes	0	0	0	0	93,600	0	0
Projects Beyond Current Plan							
Broomfield Trail System - Long Range Plan							
Broomfield Trail - 144th Avenue Bridge Crossing (BT5)	0	0	0	0	0	0	2,860,000
Broomfield Trail - Kohl St. Intersection Improvement (#14)	0	0	0	0	0	0	32,000
Broomfield Trail - Aspen St through Markel Property (BT4)	0	0	0	0	0	0	300,000
Intersection Improvement #53 - I-25 Underpass north of SH7	0	0	0	0	0	0	1,795,856
Intersection Improvement #55 - I-25 Underpass north of CR6	0	0	0	0	0	0	1,886,000
Intersection Improvement #7 - 10th Ave to Zang Spur	0	0	0	0	0	0	35,200
Trail System Projects - continued							
Red Hawk Estates Trail Connection (ped bridge)	0	0	0	0	0	0	0
Trail Connection - North to Hwy 128 (BT1)	0	0	0	0	0	0	282,500
Trail Connection - Overpass from Interlocken to Hoyt Street (BT2)	0	0	0	0	0	0	1,576,000
US-36 Underpass to Steele Park Feasibility Study	0	0	0	0	0	0	0
Neighborhood Connections Long Range Plan							
Neighborhood Connection - 136th Ave to Trails at Westlake (NC21)	0	0	0	0	0	0	350,000
Neighborhood Connection - Brandywine Park to the SECL Trail (NC15)	0	0	0	0	0	0	199,500
Neighborhood Connection - Community Park to SECL (NC9)	0	0	0	0	0	0	182,500
Neighborhood Connection - Hwy 287 to Midway Boulevard (NC5)	0	0	0	0	0	0	75,000
Neighborhood Connection - Steele Park to Lake Link Trail (NC2)	0	0	0	0	0	0	200,000
Trail Connection - 10th Ave to Lac Amora - crusher fine (NC3)	0	0	0	0	0	0	0
Trail Connection - Brandywine to W 128th (NC17)	0	0	0	0	0	0	165,000
Trail Connection - Commercial area at Sheridan & 120th (NC27)	0	0	0	0	0	0	0
Trail Connection - Commons & the Field to Birch Elementary (NC12)	0	0	0	0	0	0	193,000
Neighborhood Connection - Highland Park to E Midway (NC10) Including Midway Crossing (#19)	0	0	0	0	0	0	273,200
Trail Connection - Lac Amora to N Oak Circle (NC4)	0	0	0	0	0	0	107,200
Trail Connection - McKay Landing to 144th Ave (NC23)	0	0	0	0	0	0	0
Trail Connection - Original Broomfield (NC-6)	0	0	0	0	0	0	665,365
Trail Connection - Stairway from McIntosh Ave to commercial area (NC8)	0	0	0	0	0	0	128,000
North Community Link Trail System - Long Range Plan							
Intersection Improvement #36	0	0	0	0	0	0	23,300
Regional Trail System - Long Range Plan							
Broomfield Trail - Underpass at SH7 (#38)	0	0	0	0	0	0	1,276,000
Intersection Improvement #44 - Underpass at Indiana	0	0	0	0	0	0	1,629,000
Trail Connection - Broomfield Trail to Thornton and Adams County (RT5)	0	0	0	0	0	0	296,200
Trail Connection - Great Western to Rocky Flats (RT2)	0	0	0	0	0	0	353,000
Trail Connection - to Weld County and Big Dry Creek (RT9)	0	0	0	0	0	0	256,551

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued							
5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
South East Community Loop Trail System - Long Range Plan							
Southeast Community Loop Trail - 124th Ave to Columbine Meadows Park (SECL8) - Widen	0	0	0	0	0	0	40,000
Intersection Improvement #21 at Perry St.	0	0	0	0	0	0	37,000
Trail Connection - Columbine Meadows to 128th Ave (SECL9)	0	0	0	0	0	0	92,000
Trail Connection - Country Vista to Lowell Underpass (SECL6)	0	0	0	0	0	0	0
Trail Connection - US 287 6th to 10th Ave (SECL1)	0	0	0	0	0	0	148,000
Trail Connection - Westlake Middle School to W 136th Ave (SECL10)	0	0	0	0	0	0	1,011,000
Recreation and Parks Facility Projects							
124th Avenue - Tree Branch Recycling Center Relocation	0	0	286,000	0	0	0	0
136th & Lowell - Equestrian Park Development	0	0	0	0	300,000	0	0
Anne Crouse Park - Gazebo/Shelter Installation	0	31,000	0	0	0	0	0
Anthem Community Park Improvements	0	0	0	0	0	400,000	4,000,000
Arista Children's Hospital - Playground Construction	0	0	0	0	0	0	0
Ballfield Fence Fabric Replacement - Citywide	10,000	10,000	10,000	10,000	10,000	10,000	160,000
Ballfield Light Efficiency System	0	0	0	0	0	100,000	640,000
Batting Cage Renovation w/ Lighting System	0	124,500	0	0	0	0	0
Bay - Improvements - Lazy River/Waterwalk/Additional Slides	0	0	0	0	0	0	4,488,000
Bay - Renovation Phase - Misc Phase	0	0	0	0	0	640,000	0
Bay - Renovation Phase 1 - Group Entrance /Equipment	59,903	0	0	0	0	0	0
Bay - Renovation Phase II - Tot Pool/Slide resurfacing	2,309,294	0	0	0	0	0	0
Bay - Renovation Phase III - Locker Room/Concessions	0	28,200	2,791,800	0	0	0	0
Bay - Renovation Phase IV- Repair pool/ADA Compliant	0	0	0	2,482,500	0	0	0
Bay - Renovation Phasing Plan Study	8,798	0	0	0	0	0	0
Bay - Shade Structure Replacement	30,000	0	0	0	0	0	0
Bronco Park - Shelter Replacement	0	66,000	0	0	0	0	0
Broomfield Community Center - Pool Deck Repair	15,000	0	0	0	0	0	0
Broomfield Community Center - Dri Deck Non-Slip Flooring	7,500	0	0	0	0	0	0
Broomfield Community Center - HVAC/Building Maintenance	273,500	220,000	220,000	220,000	0	0	0
Broomfield Community Center - Gas Line Replacement	30,000	0	0	0	0	0	0
Broomfield Community Center - Lobby/ Elevator/ Storage	0	648,202	0	0	0	0	0
Broomfield Community Center - Locker Room Reconstruction	0	0	1,056,200	0	0	0	0
Broomfield Community Center - Roof Replacement	0	0	0	431,200	0	0	0
Broomfield County Commons - Championship Field Turf Replacement	0	0	400,000	0	0	0	0
Commons Park - Blue Pod Handicap Access	0	22,500	0	0	0	0	0
Community Park - Restroom Building Improvements	0	0	200,000	0	0	0	0
County Commons Park Expansion - Yellow Pod	0	0	1,475,000	0	0	0	0
Discovery Park Playground Expansion	0	0	0	201,000	0	0	0
Dumpster/Recycling Enclosures - Citywide	36,973	0	0	0	0	0	0
East Park - Basketball Court	0	100,000	0	0	0	0	0
Emerald Park - Ballfield and Park Improvements	0	0	65,000	614,250	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Recreation and Parks Facility Projects - continued							
Hockey Rink Dasher Board Replacement-Citywide	0	150,000	80,000	80,000	0	0	0
LacAmora Park - Master Plan	0	20,000	0	0	0	0	287,500
McKay Lake Regional Park - Park Design/Construction	24,050	1,381,000	0	0	0	0	0
Miramonte Park - Park Shelter Construction	0	0	0	0	0	0	0
Northmoor Park - GOCO Grant Improvements (Tennis Courts)	0	0	0	0	0	0	0
Parks - Water Reclamation Tap Payments	1,804,385	1,810,600	1,796,200	1,796,200	813,119	0	0
Parks - Shade Structures - BIP and Bronco Park	6,000	132,000	0	0	0	0	0
Paul Derda Recreation Center - Exterior Sun Deck Expansion	66,150	0	0	0	0	0	0
Paul Derda Recreation Center - Indoor Playground Replacement	0	219,000	0	0	0	0	0
Paul Derda Recreation Center -Flooring Replacement	0	37,400	0	0	0	0	0
Paul Derda Recreation Center - Patron Cubbies & Benches	7,000	0	0	0	0	0	0
Paul Derda Recreation Center - Power Generator Installation	0	122,000	0	0	0	0	0
Paul Derda Recreation Center - Replace Tot Slide	25,000	0	0	0	0	0	0
Paul Derda Recreation Center - Re-staining Artificial Rock	0	25,000	0	0	0	0	0
Paul Derda Recreation Center - Rope Rail for Slides	9,000	0	0	0	0	0	0
Paul Derda Recreation Center- Public Playground	0	0	0	0	0	512,914	0
Paul Derda Recreation Center - LED Lights	25,000	0	0	0	0	0	0
Paul Derda Recreation Center - Replace/Upgrade Florescent Lighting	0	0	0	110,000	0	0	340,000
Playground Improvements - Citywide	302,412	180,000	180,000	180,000	180,000	180,000	3,325,000
Pool Accessory Equipment Replacement - All City Pools	52,000	0	28,000	0	28,000	0	196,000
Reserve for School District Joint Use Projects - Boulder Valley	0	0	0	0	0	0	0
Reserve for School District Joint Use Projects - Jefferson	0	0	0	0	0	0	0
Sports Court Replacements & Resurfacing - Citywide	210,000	90,000	90,000	20,000	20,000	20,000	80,000
Wildgrass Underpass Water Sealing	0	40,000	0	0	0	0	0
Projects Beyond Current Plan							
Brandywine Bowls Reuse	0	0	0	0	0	0	45,000
Bronco Park Irrigation Replacement	0	0	0	0	0	0	0
Bronco Park Sign Replacement	0	0	0	0	0	0	10,000
Broomfield County Fairgrounds Study	0	0	0	0	0	0	30,000
Broomfield Community Center - Building Expansion/Remodel	0	0	0	0	0	0	41,100,000
Broomfield Field House	0	0	0	0	0	0	20,000,000
Broomfield Reservoir - Recreational Improvements	0	0	0	0	0	0	3,800,000
Brunner Reservoir - Reservoir Improvements and Trail Construction	0	0	0	0	0	0	2,200,000
Civic Center - Landscape electrical upgrades	0	0	0	0	0	0	0
Community Event Signage/Notification Citywide	0	0	0	0	0	0	0
Community Park Additional Tennis Courts (2)	0	0	0	0	0	0	250,000
Community Park Redevelopment (is this Civic Center?)	0	0	0	0	0	0	0
County Commons Park Expansion - Green Pod	0	0	0	0	0	0	2,100,000
County Commons Park/Ball fields Phase II	0	0	0	0	0	0	2,443,342
Dirt Bike Trails	0	0	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Recreation and Parks Facility Projects - continued							
Dog Park - Permanent Location	0	0	0	0	0	0	5,150,000
Easy Ride Parking Area	0	0	0	0	0	0	0
Handball/Racquetball Courts	0	0	0	0	0	0	737,000
Highland Park Soccer Field Improvements & Irrigation Replace	0	0	0	0	0	0	1,602,000
Indoor Tennis Facility (design only)	0	0	0	0	0	0	0
Lac Amora Greenbelts Irrigation Replacement	0	0	0	0	0	0	0
Lamar Island Improvements	0	0	0	0	0	0	0
Landscaping around Utility Stations/Switch Cabinets, etc	0	0	0	0	0	0	0
Landscaping Improvements - E. 7th/Dexter (Northmoor)	0	0	0	0	0	0	0
Lowell at Misty Entry - Westlake	0	0	0	0	0	0	14,000
Lowell at Trails Ave Entry - Westlake	0	0	0	0	0	0	10,000
Lowell at W. 135th Entry - Westlake	0	0	0	0	0	0	13,000
Lowell at Westlake Dr. Entry Enhancements - Westlake	0	0	0	0	0	0	36,500
Main Street ROW Landscaping west of Eagle Trace Entry	0	0	0	0	0	0	0
Monitored Internet Café for Students (Teen Center - Civic Center)	0	0	0	0	0	0	0
Outdoor Ice Skating Rink	0	0	0	0	0	0	871,500
Outdoor Lap & Diving Pool	0	0	0	0	0	0	0
Outdoor Theater - Civic Center	0	0	0	0	0	0	0
Park Lighting - McKay Landing Filing No. 3	0	0	0	0	0	0	0
Paul Derda Recreation Center - Space Assessment	0	0	0	0	0	0	15,000
Paul Derda Recreation Center - Wind Break on West Side	0	0	0	0	0	0	0
Pool - Indoor Competitive 50 x 25	0	0	0	0	0	0	0
Towncenter Lighting replacement	0	0	0	0	0	0	0
W. 136th & Lowell Park Development	0	0	0	0	0	0	0
Transportation Projects							
112th Ave. from Old Wadsworth Over Railroad/Uptown Ave Bridge (Portion over US 36 is CDOT)	642,000	0	0	0	0	0	0
120th Avenue Connection - Illuminated Street Name Signs	0	0	25,000	0	0	0	0
120th Avenue Sidewalk - Main to Teller (South side of street)	0	0	0	0	100,000	250,000	0
96th Street Bridget - Structural and Aesthetic Maintenance	0	533,000	0	0	0	0	0
Aspen St. - Sidewalk Construction East of Nissen Reservoir	0	0	50,000	0	0	0	0
Brainard Drive - Relocation	1,117,000	0	0	0	0	0	0
Bridge Repairs - Citywide	25,000	25,000	#REF!	25,000	25,000	25,500	421,000
Broomfield Lane- Extension	25,000	348,000	0	0	0	0	0
Civic Center - Pedestrian Improvements	0	62,000	0	0	0	0	0
Concrete Curb Ramp Replacement - Citywide	25,000	106,800	25,000	25,000	25,000	25,000	421,000
Concrete Replacement (Residential 25%/75%) - Citywide	200,000	200,000	200,000	200,000	200,000	200,000	3,550,500
Dillon Rd & S. 120th Street - Intersection Improvements	655,867	0	0	0	0	0	0
Dillon Road/W 144th Ave - Improvements	0	188,900	1,700,100	0	0	10,000,000	17,610,000
Eldorado Blvd - EB Double Left to NB Interlocken	0	0	0	0	380,000	0	0
Flatiron Bridge - East	1,025,750	0	0	0	0	0	0

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Transportation Projects - continued							
Flatiron Bridge - West	835,750	0	0	0	0	0	0
Garden Center Sidewalk - Adjacent to Midway- Improvements	0	74,000	0	0	0	0	0
Illuminated Street Name Sign Conversions - Citywide	25,000	25,000	25,000	0	0	0	0
Lowell Blvd. - E. Midway to W. 136th Ave. - Widening and Landscape Improvements	350,000	4,715,000	0	0	0	0	0
Lowell Blvd. - 120th Ave. to E Midway Ave - Widening and Landscape Improvements	7,497,337	0	0	0	0	0	0
Lowell Blvd. Improvements - East Side where unimproved	0	0	0	0	0	0	0
Pavement Management/Street Sealing Program - Citywide	3,250,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	60,750,000
Prospect Ridge Parking	0	131,300	0	0	0	0	0
Railroad Crossings - Quiet Zone Improvements	0	250,000	0	250,000	0	0	750,000
RTD - Ticket Kiosk	45,000	0	0	0	0	0	0
School Safety Improvements - Citywide	22,000	22,000	22,000	22,000	22,000	22,000	352,000
Sheridan Blvd - NB to EB right turn lane at Midway	0	0	0	0	0	0	0
Sheridan Blvd. – Traffic Signal and Crosswalk Modifications	8,242	0	0	0	0	0	0
Sheridan Blvd/Midway Intersection Improvements	0	0	0	0	683,000	0	0
Sheridan Parkway Sidewalk - Wildgrass to Lowell	0	0	0	165,000	0	0	0
Street Light Installation - Citywide	20,000	20,000	20,000	20,000	20,000	20,000	367,500
Traffic Mitigation - Citywide	120,000	110,000	100,000	100,000	100,000	100,000	1,743,500
Traffic Signal - E. Midway at Perry Street	0	200,000	0	0	0	0	0
Traffic Signal & Light Pole Replacement - Citywide	50,000	99,000	99,000	50,000	50,000	50,000	821,000
Traffic Signal Synchronization - EECBG Grant - Citywide	0	0	0	0	0	0	0
Traffic Signal Upgrades - Citywide	104,000	109,000	105,000	105,000	105,000	105,000	1,777,250
Transportation Studies - Citywide	113,991	100,000	100,000	100,000	100,000	100,000	1,600,000
W. 120th at Main St - Improvements	0	0	0	0	0	42,000	510,500
W. 136th Ave. - Eastbound Left Turn at Legacy HS	155,000	0	0	0	0	0	0
W. 136th Ave. - Westbound Right Turn at Legacy HS	720,000	0	0	0	0	0	0
W. 144th Ave. - SB Lowell right turn lane	132,000	0	0	0	0	0	0
W. Midway Blvd. - Right Turn Lane at Nativity School	0	0	0	162,000	0	0	0
Wadsworth Blvd. Interchange/US 36 - Consulting Services	50,000	50,000	0	0	0	0	0
Wadsworth Bridge Aesthetics	650,000	0	0	0	0	0	0
Wadsworth Interchange /120th Ave Connection Participation (Broomfield's share =20%)	4,013,677	0	0	0	0	0	0
Wadsworth Interchange /120th Ave Connection Participation (Broomfield's share =20%)	7,200,000	0	0	0	0	0	0
Wadsworth Trail to 116th Circle (RT12) Repair and Construction (Phase 2) - Design Amount Only	0	0	0	0	0	15,000	0
Projects Beyond Current Plan							
112th Ave. between Parkland and Main	0	0	0	0	0	0	3,313,000
1st Ave/Community Park Ball field Access Road - In Civic Center	0	0	0	0	0	0	400,000
Alter Street connection to US 287	0	0	0	0	0	0	200,000
Aspen Street - Aspen Creek Drive to W. 144th Ave Widening	0	0	0	0	0	0	1,530,925
Baseline Rd: WCR 11 to York Street Widening	0	0	0	0	0	0	0
Huron St. 150th to 160th Ave -Widening and re-alignment	0	0	0	0	0	0	8,268,750
Lowell Blvd. Improvements - 144th to 152nd	0	0	0	0	0	0	1,930,000

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Transportation Projects - continued							
Lowell Blvd. Underpass Between 144th & 152nd	0	0	0	0	0	0	1,500,000
Main Street Improvements, south of 116th w/ land	0	0	0	0	0	0	1,933,750
Miramonte Blvd. and Kohl Street Intersection - Roundabout or Signal Installation	0	0	0	0	0	0	380,000
Original Broomfield Street Reconstruction	0	0	0	0	0	0	1,947,611
S. Boulder Rd/160th Ave: Broomfield Co. line to Lowell - New Road	0	0	0	0	0	0	0
S. Boulder Rd/160th Ave: Lowell to Sheridan Pkwy Widening	0	0	0	0	0	0	0
SH 128 Improvements - Indiana Street to SH 121	0	0	0	0	0	0	7,265,000
SH 128: SH-121 to Eldorado Blvd. Widening	0	0	0	0	0	0	0
SH 7 - I-25 Interchange Improvements	0	0	0	0	0	0	58,000,000
SH 7 - Sheridan to WCR 11	0	0	0	0	0	0	2,805,330
SH 7: Boulder County Line to Sheridan Parkway Widening	0	0	0	0	0	0	5,200,000
Sheridan Blvd. - W. 120th to E 9th Ave. - Median and Landscape Improvements	0	0	0	0	0	0	5,066,000
Sheridan Blvd. - Lowell to Northwest Pkwy - 2 lanes only	0	0	0	0	0	0	2,917,215
Sheridan Blvd. from SH 7 to I-25 (Broomfield's Share)	0	0	0	0	0	0	25,910,000
Sheridan Blvd. Interchange at I-25 (Broomfield's Share)	0	0	0	0	0	0	22,000,000
State Highway Access Control Plan for 120th Avenue -Sheridan to Lowell	0	0	0	0	0	0	15,000
Teller Street Improvements Adjacent to Vista Pointe	0	0	0	0	0	0	200,000
Traffic Signal - NB Wadsworth left to US 287/120th Ave	0	0	0	0	0	0	232,000
Undergrounding Utility Poles Citywide	0	0	0	0	0	0	0
Uptown Avenue - South Half Construction	0	0	0	0	0	0	669,000
US 287 & 6th Ave - Intersection Improvements	0	0	0	0	0	0	288,250
US 287 left turn lane into Broomfield Market Place south of Miramonte	0	0	0	0	0	0	0
W. 119th Ave. Paving in Original Broomfield	0	0	0	0	0	0	0
W. 120th Ave - Main St to US 287 - Access Plan	0	0	0	0	0	0	0
W. 120th Ave & Lowell Intersection Improvements	0	0	0	0	0	0	2,500,000
W. 120th Ave Median Improvements - Main to Sheridan (net of developer)	0	0	0	0	0	0	0
W. 132nd Ave Bus Shelter - Westlake	0	0	0	0	0	0	12,500
W. 136th Avenue: Zuni Street to Huron Street Widening	0	0	0	0	0	0	0
W. Midway Blvd. and Kohl Street - Intersection Improvements	0	0	0	0	0	0	260,000
Wadsworth Interchange Phase II - Local Match	0	0	0	0	0	0	30,500,000
Equipment Replacement Projects							
Facilities - Office Furniture and Equipment Replacement	44,000	30,000	30,000	30,000	30,000	30,000	480,000
Equipment Replacement -Non- Mobile - Citywide	178,726	69,950	143,540	327,470	429,870	884,500	21,971,590
Equipment Replacement -Vehicle and Mobile -Citywide	1,550,728	1,367,850	1,556,400	1,612,900	1,681,300	1,392,900	37,904,820
Police - IP Radio Consoles	0	0	0	0	2,800,000	0	0
Police - Logging Recorder	0	0	0	500,000	0	0	0
Police - Radio Replacement (handheld)	150,000	200,000	200,000	200,000	0	0	1,250,000
Police - Radio Simulcast Site	0	0	3,500,000	0	0	0	0
Recreation & Police - Fitness Equipment Replacement	144,451	236,850	152,280	68,800	145,830	54,690	2,320,278
Recreation and Audi - Electronic Audio/Video Equipment Replacement	80,473	14,060	19,440	42,300	26,900	41,860	543,139

LONG RANGE FINANCIAL PLAN UPDATE

Appendix E- continued 5 Year-CIP Long Range Plan							
Project	2013 Revised Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	Beyond the Current Plan
Planning, Administrative & Miscellaneous Projects							
Asset Protection Fund Projects - Citywide	120,000	120,000	25,000	25,000	25,000	25,000	375,000
Citizen/Council Priority Projects - Citywide	50,000	50,000	50,000	50,000	50,000	50,000	750,000
Jefferson Parkway Participation	260,000	200,000	0	0	0	0	0
Neighborhood Grant Program - Citywide	10,000	10,000	10,000	10,000	10,000	10,000	150,000
Public Art - 1% Funding	247,687	124,267	50,000	50,000	50,000	50,000	750,000
Public Art - Maintenance Reserve	10,000	0	0	0	0	0	0