

# 2025 Council Focus Session City and County of Broomfield

February 8, 2025

Jennifer Hoffman, City & County Manager  
Nancy Rodgers, City & County Attorney  
Anna Bertanzetti, Deputy CCM  
Dan Casey, Deputy CCM  
Jeff Romine, Economist  
Graham Clark, Finance Director  
Danee Brouillard, Strategic Initiatives & Gov Affairs



# Welcome:

City & County Manager

Jennifer Hoffman

## General Fund - Focus of Presentation

- Stable, yet fragile
- 5 years of structure, and intentional decision making to be stable
- Continue focusing on financial decisions in three key areas: critical, mandates, obligations
- Reallocation not reprioritization

# 2026 Enterprise Timeline

## Enterprise Funds: year three of intentional decision making to continue moving toward stabilization

- 2025 timeline; focused on this budget and future decision points; quarterly updates beginning in April
- Utility rate increases based on data driven decisions

## Key Milestones in 2026 Enterprise Budget Review

- 2025 Amendment 1 (CIP Roll-Over) March
- Quarterly Enterprise Updates (April, July, October)
- Public Works Update (April)
- Enterprise Rates and License Fees Study Session (July)
- Draft Budget (September)
- Budget Study Sessions (August/September)
- Budget Consideration (October)

# Purpose & Objectives

- Economic Update
- Development Update and Summary of Anticipated Housing Projects
- Status report on Broomfield's unaudited 2024 Actuals - General Fund
- 2025 and 2026 Budget Projections
- Overview of Broomfield's outstanding debt and upcoming bond issuances
- Update and Timeline on Critical Items in 2025

To understand where we are, we must understand where we have been.

- Prior financial choices and directions were made based on economic and financial conditions of the time directly impacting all future obligations, budgets, and decisions.
- Over the past 3 years staff has developed a structured, sustainable process for managing development agreements and their financial impacts to inform future data driven decisions.
- As we've been discussing, Broomfield continues to move closer to build out; past obligations are, or will soon, come due - impacting future budgets (obligations).

# Building Financial Stability

## **Broomfield's Future Economic and Fiscal Stability is Impacted by Policy Decisions**

Broomfield's future economic and fiscal success will be dependent on making decisions within the changed dynamic of a mature community - focusing on redevelopment and catalytic opportunities.

# Moving Toward Buildout Requires a Shift

Nearing buildout requires a shift in how Broomfield prioritizes expenditures - focusing on reinforcing the foundational components of our infrastructure and utilizing a disciplined decision making approach for future approvals.

## **Broomfield's 2025 financial plans include a budget that reflects:**

- Focusing our CIP funds on current and new infrastructure - water, sewer, system capacity
- Preventative Maintenance - developing and adhering to a schedule for maintenance/tune up/upgrade
- Land Use Designations - intentional and mindful approval process that includes a comprehensive review of all developments, including financial obligations (short and long term implications)

# Economic Update

Presented by:  
Jeff Romine, Economist & Development Finance



# Broomfield's Local Economy: Stable, yet Fragile

**Summary:** The metro and local economy has returned to a regular growth pace, after the rapid economy recovery from the pandemic slowdown. The economy and markets have evolved, and several foundational factors have weakened.

## **Key outlook factors:**

- Population: 77k with 41,000 employed residents, and interestingly, over 85% travel outside of Broomfield for work.
- Number of workers coming in from the surrounding metro area communities is about 36k (including public and private sectors)

# Economic Conditions: State & National Economy

## National Economy

- GDP: 2.8% Q4 2.3%
- Population: 334.9M
- Employment: 161.7M
  - Labor Force: 167.7M
  - Unemployment: 4.1%
- Wage/Salary \$72,384
  - Increase of 3.4%
- Inflation: 2.9%



## Colorado Economy

- Population: 5.9M
- Employment: 3.1M
  - Labor Force: 3.3M
  - Unemployment: 4.4%
- Avg Wage/Salary \$77,116
  - Increase: 3.6%
- Inflation: 2.3%

# Economic Conditions: Local Economy

## Broomfield Economy

- Population: 76,853 (2023)
- Employment: 41,018
  - Labor Force: 43,312
  - Unemployment: 4.4%
- Median Household Income
  - \$117,451
- Average Home Sale Price
  - \$731,378
- Inflation: 2.3%

## Businesses in Broomfield

- Employ: 43,296
- Average Wage/Salary
  - \$109,616
    - Increase: 3.0%
- Key Business Sectors:
  - Prof/Tech Services 15.1%
  - Retail 10.0%
  - InfoTech/Software 9.0%
  - Manufacturing 9.0%

# Economic Outlook: Population Influence

Broomfield's increasing population creates pressure on an existing, aging infrastructure and as we near buildout, Broomfield is at an inflection point with an array of choices for setting the community's future.

## Leading Broomfield's Future Now

→ Ties development to fiscal choices with programs and services

These choices include investment and reinvestment in infrastructure and capacity, catalytic and redevelopment choices, and the interaction between fiscal choices and programs and services.

- Balanced development
- New, infill and redevelopment
- Catalytic developments are milestones/foundations
- True cost of continuing current support of income aligned housing

# Economic Influences: Concerns & Threats

- Economic Impacts - Global Market Volatility, Interest Rates
- Consumer behavior and confidence have been changing
- Insurance costs, home and auto, have been rising both locally and nationally
- Workforce concerns - Labor availability and work preferences
- Inflation continues to stabilize (from a high of 8.0%, now 2.3%)
  - Food Costs
  - Commodity Prices (building materials to computer chips)
- Tariffs and other trade (import) limitations will result in increased costs and potential shortages

# Development & Business Obligations

**Development Obligations:** include both business development (incentives) and development agreements

- CCOB currently has approximately 25
- Generally require revenue sharing, such as a share of the sales/use tax or property tax generated from this new development or business operation occurring.
- No payments are made without specific performance, and the fiscal benefit exceeds the fiscal expense.

**Broomfield Urban Renewal Authority:**

- Currently 10 areas
- Created to overcome disinvestment in an area (caused by a number of factors)
- Supports expenses to encourage private investment in area, with a portion of the future revenue (sales/use tax and property tax)
- Limited to specific timeframe and often includes CCOB and the immediate school district

**Metropolitan Districts:** independent public entities with their own Boards and taxing authority.

- Broomfield has 58 Metro Districts covering about 50% of the community and nearly 100% of the newer areas



# Local Property Tax Rate Comparison (City & County)

City/Town	Mill Levy Rate	City and County Tax Revenue
Lafayette	37.17	\$1,448
Thornton	37.154	\$1,448
Boulder	36.435	\$1,420
Longmont	34.707	\$1,352
Erie	34.668	\$1,351
Superior	34.554	\$1,346
Westminster	30.628 (30.594 Adams side)	\$1,193
<b>Broomfield**</b>	<b>28.968</b>	<b>\$1,129</b>
Louisville	27.846	\$1,085

\*Based on a home valued at \$681,600 in each community, and only includes specific county and city/town mills

\*\*Since becoming a City and a County in 2001, Broomfield has not increased its mill levy comparative to other communities who have increased their mill levies based on increased expenses and increased population which requires additional services.



# Local Sales Tax Rate Comparison

City/Town	Sales Tax Rate
Lafayette	9.055%
Boulder	9.045%
Louisville	8.960%
Superior	8.960%
Longmont	8.715%
Erie	8.685% (7.4% Weld side)
Thornton	8.500%
Westminster	8.350% (8.60% Adams side)
<b>Broomfield</b>	<b>8.150%</b>



# Point of Reference: Sales and Property Tax Equivalents

## Sales Tax

- 0.1% of a sales/use tax increase equals \$1.95M annually
- 0.1% is equal to one penny on a \$10.00 purchase
- Broomfield's total sales tax is 8.15%, compared to nearby communities (8.350% to 9.055%)

## Property Tax

- 1 mill is equal to a \$2.25M in increased property tax annually
- 1 mill is equal to \$39 increase annually on the median Broomfield home
- Broomfield property tax rate has not increased since 2001 (28.968), compared to nearby communities which have increased mill levels

# Property Tax Distribution: 2025 Taxes Example

## Metropolitan District Calculation example - Anthem West Metropolitan District (151) Home Valued at \$581,600 (Median Home Value in Broomfield (U.S. Census))

Market Value \$581,600  
Assessment (effective rate) \$38,967 (School \$41,003)

Total Combined Mills (125.946)  
Total Annual Property Tax \$5,099

- CCOB Combined Mills (28.968) \$1,053
  - City/County General Fund & HHS
- North Metro Fire District (14.674) \$533
  - General, Bond, and Abatement
- Anthem West Metro District (25.0) \$909
  - General and Bond
- Urban Drainage and Flood (0.9) \$33
- Adams 12 Schools Mills (62.704) \$2,571
  - General and Bond



49% School Districts  
25% City and County of Broomfield  
13% Special Districts  
13% NMFD

# Development Update and Summary of Anticipated Housing Projects

Presented by:

Anna Bertanzetti, Deputy City & County Manager  
Jeff Romine, Economist



# Current and Recent Commercial Developments

## Life Science

- Simms Technology Park: ~500,000 sf commercial and light industrial (3 buildings under construction)

## Flex Industrial - constructed or under construction

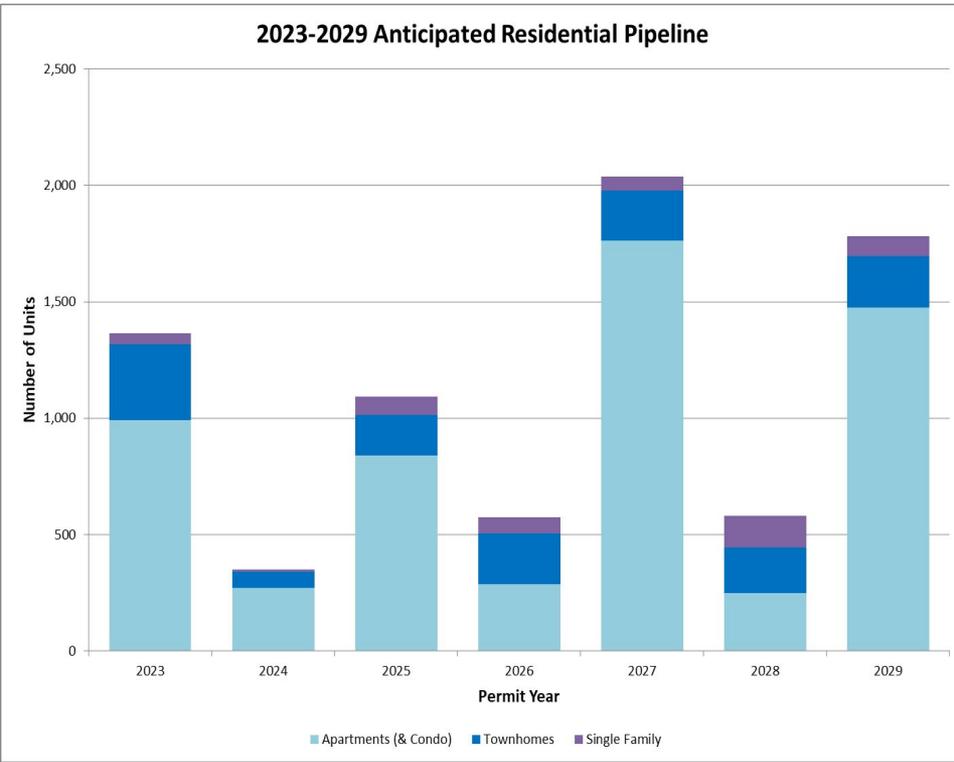
- Baseline Innovation: 4 bldgs +, 100-150,000sf
- Connect25: 4 bldgs, 462K+ total sf
- Park 36: ~140K sf
- LaPour: 3 bldgs, ~360K sf
- STEM Business Park: 3 of 9 bldgs
- Restaurant Depot: 50k sf
- 255 Midway (Mile High Labs): 270k sf, Redevelopment including partial demolition

## Commercial Retail/Mixed-Use

- Flatiron Crossing in 2025 mall improvements and reinvestments, in 2026 HiFi Village

# Anticipated No. of Residential Development - 6000 units

## 2023-2029 Anticipated Pipeline



**6,000 units are expected to be proposed/permitted in the next 5 years**

- Single Family - 435 total units
- Townhomes - 1,015 total units
- Apartments 4,550 total units,
- *Approx 1,200 may be income aligned based on the inclusionary housing ordinance, some may be cash in lieu of units*
- 1,700 units have been approved/permitted over the past two years
- Residential units are anticipated to generate approximately 15,000-18,000 new residents (2025-2031)

# Number of Income Aligned Units Created: 2021-2025

**2021 - 2024:** CCOB financially supported the development of 287 income aligned units:

- Northwest Apartments - 50 units
- Crosswinds at Arista - 159 units
- Academy Place - 50 units
- Palisade Park by Lennar Paired Homes - 28 units

**2025:** 483 additional units are approved and expected to be issued permits for construction in 2025

**TOTAL: 770 income aligned units either built, and/or under construction.**

# Breakdown of 483 Income Aligned Residential Units

Income-Aligned Residential (various sites - anticipated to be under construction or completed in 2025) - 483 total units (adding to existing 287 units)

- For-sale
  - Dillon Point (Wonderland Homes) - 32 income aligned townhome units (314 total)
  - Grand Vue by Century Communities - 16 income aligned townhome units (160 total)
- Rental
  - Harvest Hill (Ulysses) - 152 multi-units
  - Wadsworth Junction - 18 multi-units, plus fee (227 total)
  - Highlands Fairfield - 70 multi-units (297 total)
  - Vista Highlands West - 91 multi-units (363 total)
  - Cottonwood (BHA) - 40 multi-units
  - Novel at Flatiron - 64 multi-units (320 units)

# Housing Development Fund

- Housing Development Funds (HDF) are reserved funds with the CCOB General Fund exclusively to support the preservation or development of income aligned housing that is at or below 100% of AMI and for the administration and compliance of housing programs.
- HDF has allowed Broomfield to provide gap financing to new inclusionary housing developments, has provided financial support to Broomfield Housing Alliance, and has provided funding for Broomfield housing programs.
- As intended most new developments are providing income aligned on-site units rather than contributing to the HDF resulting
- With decreasing revenue into the HDF, housing supportive services currently utilizing HDF will either need to be discontinued after 2026 or such costs would need to be shifted to the General Fund; partial prop tax rebate, sunshine home, down payment assistance, development gap financing

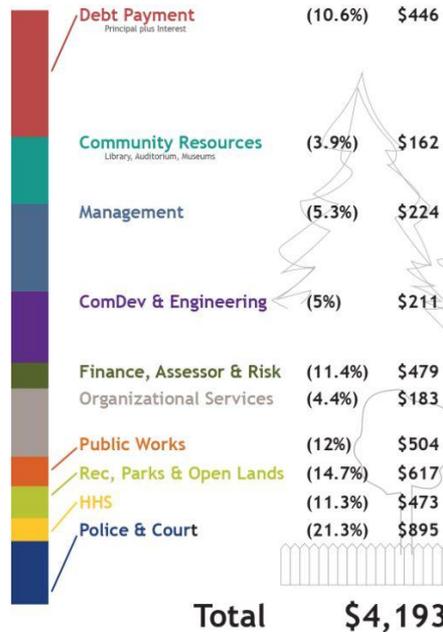
# True Cost of Affordable Housing to CCOB

	<b>Crosswinds</b>	<b>Northwest</b>	<b>Harvest Hill (Construction)</b>
Year of Approval	2021	2022	2024
Proj Value/Cost	\$56,835,511	\$21,046,867	\$57,000,000
Units	159	50	152
Affordability Period	Perpetual	40 yrs	40 yrs
<b>Loan/Grant Amount from CCOB</b>	<b>\$1,000,000</b>	<b>\$1,291,000</b>	<b>\$4,000,000</b>
Annual Property Tax Forgone (2024\$)	\$114,426	\$42,373	\$114,757
<b>Use Tax</b>	<b>\$610,529</b>	<b>\$188,743</b>	<b>\$653,475</b>
<b>Bldg/Plan Fee</b>	<b>\$212,897</b>	<b>\$101,989</b>	<b>\$316,725</b>
<b>PLD Cash in Lieu Fee</b>	<b>\$0</b>	<b>\$0</b>	<b>\$358,400</b>
<b>Total CCOB support*</b>	<b>\$6,400,448</b>	<b>\$3,276,659</b>	<b>\$9,918,869</b>
<i>*subsidies + 40-yr prop tax revenue in 2024 dollars</i>			
CCOB Subsidy per unit	\$40,254	\$65,533	\$65,255



# Service Cost Shared for a Single Family Home

Cost to Provide Services to a  
Average Single Family Home (2024)

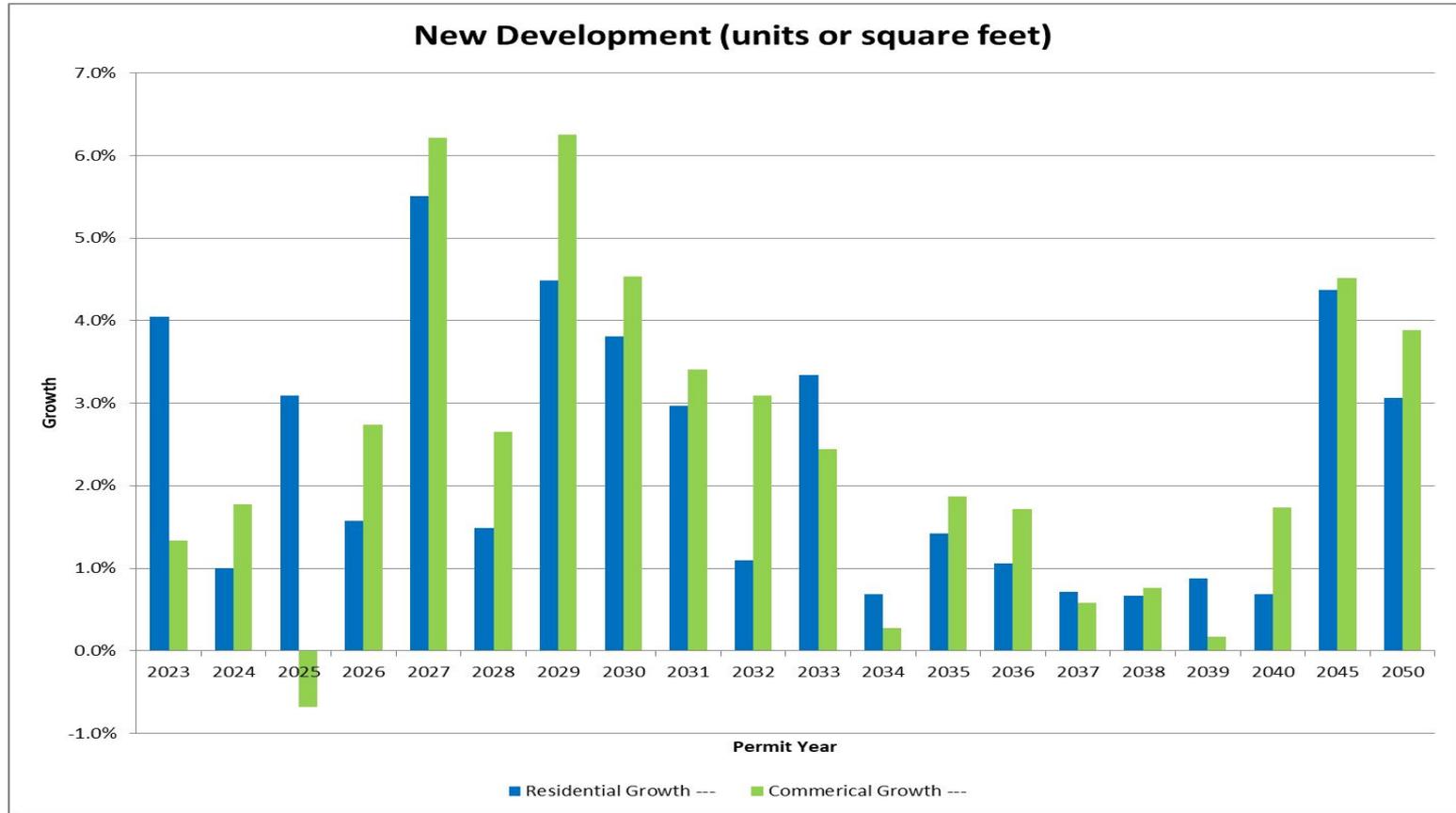


Total Net Fiscal Impact

	Single Family Home	Multi-Family Home
Revenue	\$4,780.00	\$1,847.00
Costs	\$6,927.00	\$2,483.00
Net Total	-\$2,147.00	-\$636.00

**Commercial Covers the Delta**

# Balance Development Analysis - Preliminary



# Catalytic Developments

	Center Street (Baseline) Phase 1	Broomfield Town Square Phase 1	Flatiron Crossing (CCOB Economic Engine)
<b>Build Type</b>	New - Green Field	New - Infill	Redevelopment
<b>Build Period</b>	2026-2028	2025-2027	2024-29
<b>Housing Units</b>	550	492	600
<b>Expected Commercial Sq. Feet</b>	300K	75K	1.5M
<b>Retail (Dining/Ent) Sq. Ft</b>	275K	65K	1.3M
<b>Projected Annual Sales (\$400-450/sq ft)</b>	\$115M	\$30M	\$550M
<b>Projected Generated Sales Tax</b>	\$6.7M	\$1.2M	\$24.0M
<b>Projected Annual Revenue -before committed incentives</b>	\$8.4M	\$3.0M	\$24.3M (currently receiving \$14M)
<b>Total CCOB Financial Support</b>	\$54.1M	\$54M (+\$20M in land)	\$49.9M
<b>Pledged Sales Tax</b>	50%	50%	Fixed Scheduled Payment \$3.1M
<b>Pledged Property Tax</b>	25%	100%	
<b>Other Financial Support - metro districts &amp; school district support</b>	Metro District, TIF-Adams12 (53 mills/\$100M), PIF	Metro District (2), Bus Improvement District, to be requested from BVSD/ (27 mills/\$20M)	No Metro Districts, No TIF BVSD retains 100% of property tax
<b>Support Term Year</b>	<b>2049</b>	<b>2044</b>	<b>2037</b> <small>28</small>

# Financial Sustainability & Resiliency: Data-driven Decisions

**The Long Range Financial Plan (LRFP):** the goal of the LRFP is to add the financial and economic information and analysis to decisions related to finances

- Since implementation in 2004, CCOB has and continues to use this plan to make informed, data driven and transparent financial recommendations
- **Modeling and core assumptions:** to provide consistency and integrity in decision making year over year, this portion of the LRFP has been reviewed and updated on a regular basis (historically every 8 years). The LRFP will be updated in 2025 due to the evolving economic and market place (4 years since the last update).
- **Basic data/information used within the LRFP model:** staff updates the primary data to reflect current conditions such as CCOB costs and revenues; development and land use plans; and economic and market information (ongoing).

**Project Impact Model:** developed in 2022, relying on the LRFP, provides specific fiscal impact that would result from proposed development. This information is shared in Council memos for awareness and consideration (Net Fiscal Outcomes).



# Current Work to Continue Data Informed Decision Making

Staff, with support of experienced consulting firms, is working on:

- Completing a Broomfield and Interlocken area Economic and Market study, with a focused look at maintaining the commercial real estate base (March 2025)
- Updating and enhancing the Long Range Financial Plan and Development Fiscal Impacts

# Upcoming Long Range Financial Plan Enhancements

**Timeline: enhancing the LRFP for continued comprehensive financial and development decision making.**

<b>Feb-April '25</b>	Market-informed land use plans and current development types and patterns
<b>April-May '25</b>	2024 actual revenues and costs of services and programs
<b>May-Sept '25</b>	Updated economic, market, and development information
<b>Sept - Nov '25</b>	Multiple views; community comprehensive, development project impact, net fiscal impact (pledged revenue), cumulative fiscal impacts
<b>Nov - Dec '25</b>	LRFP Framework, Assumption and Model Review
<b>Dec '25 - Jan '26</b>	LRFP Report and documentation
<b>Beginning Q1 '26</b>	Council memos include both project/development fiscal outcome and a cumulative fiscal outcome
<b>2026 (ongoing)</b>	Incorporating the LRFP Cumulative Impact and Outcome in economic and financial updates to City Council (1 page report format)

# Executive Session/Break

The Broomfield City Council Focus Session will reconvene at 1:00 p.m.



# Broomfield Financial Outlook

Presented by:

Graham Clark, Director of Finance

- Status report on Broomfield's unaudited 2024 Actuals - General Fund
- 2025 and 2026 Budget Projections
- Overview of Broomfield's outstanding debt and upcoming bond issuances

# Financial Budget Principles

Financial choices and decisions now, have a direct impact on all future budgets, obligations and outcomes

- Broomfield's General Funds are in a stable yet fragile fiscal position, revenues are growing slowly while expenses are impacted by market forces
- Discussions going forward need to distinguish between General Funds and Enterprise funds. The discussion and approach to each will be different
- Broomfield has very limited ability to incur additional costs in FY 2025 or during the budget development for 2026
- No longer planning for the future based on what we 'want' (expenses) but rather, making financial decisions based what we 'have' (revenue) and what can we afford

# Key Budgeting Components:

Influences on the 2025 Revised and 2026 Proposed Budgets

- Achieved goal: fund balance requirements for reserves budgeted at 20% (5 year process)
- Achieved goal: Increased Bond Rating - doesn't mean we should assume more debt but when it is appropriate to do so, the rate will be lower
- All capital projects are funded per the respective Capital Improvement Plan (CIP)
  - Added an inflationary component to CIP requests in the outyears (4% annually) - not previously included in the planning
- Revenue projections remain conservative to insulate against market volatility
- No longer using one-time dollars to balance the budget

# Budget Alignment



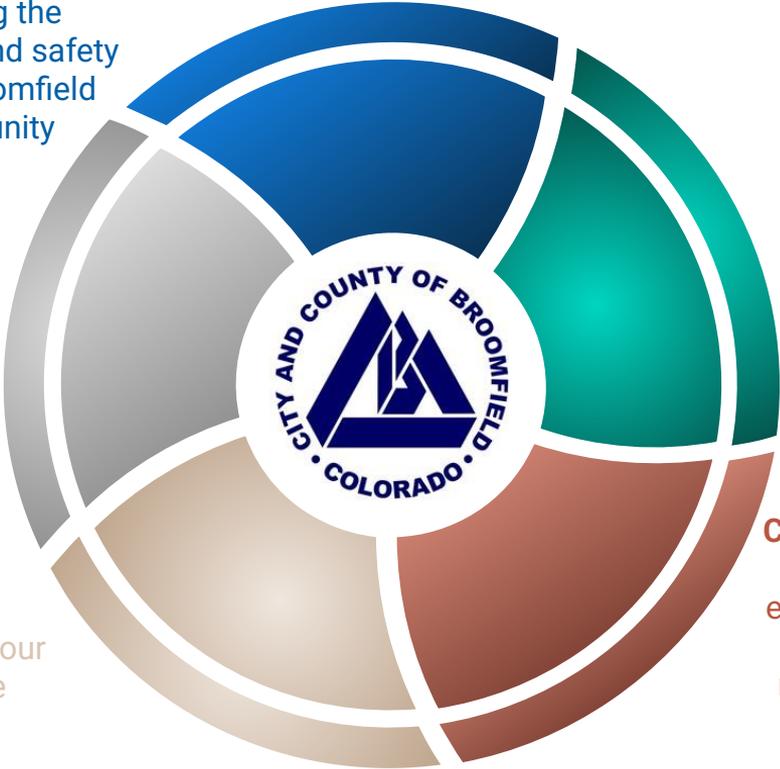
**Safety**  
Ensuring the wellbeing and safety of the Broomfield Community



**Infrastructure**  
Responsible stewardship of resources and lands to ensure access and allow Broomfield to thrive



**Organizational Culture**  
Creating great experiences for our employees in order to do the same for the community



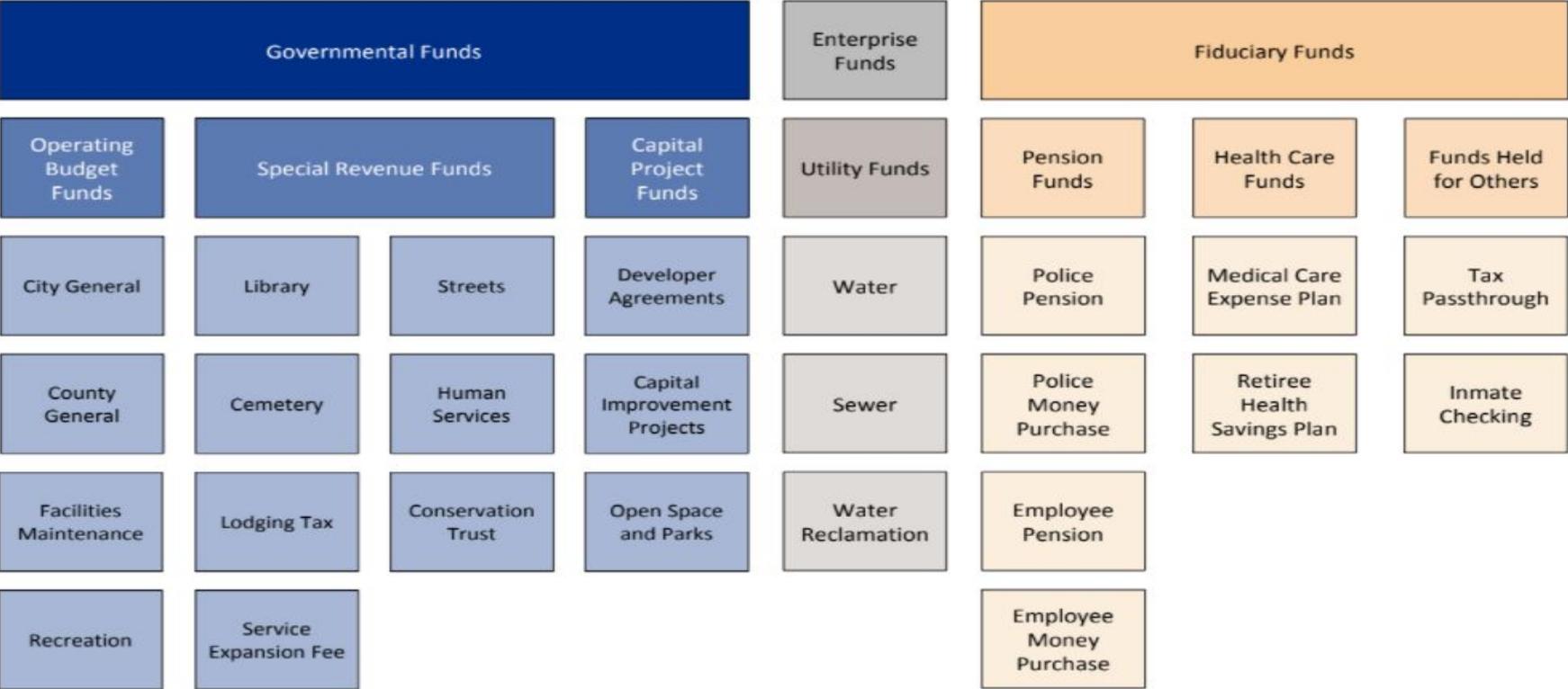
**Sustainability**  
Innovation that supports environmental, human, and financial vitality for Broomfield and future generations



**Community Vibrancy & Engagement**  
Designing places and growth that enhance our community for years to come, while building meaningful relationships and experiences that meet the diverse needs of our community



# Broomfield Funding Sources - All Services



# General Funds - 2024 Results

(\$m)	Revised Budget	Actual *	Variance
Beginning Balance	\$31.3	\$25.7	-
Revenue	\$162.9	\$146.1	(\$16.8)
Expense	\$168.5	\$150.9	\$17.6
<b>Ending Balance</b>	<b>\$25.7</b>	<b>\$20.9</b>	<b>\$0.8</b>

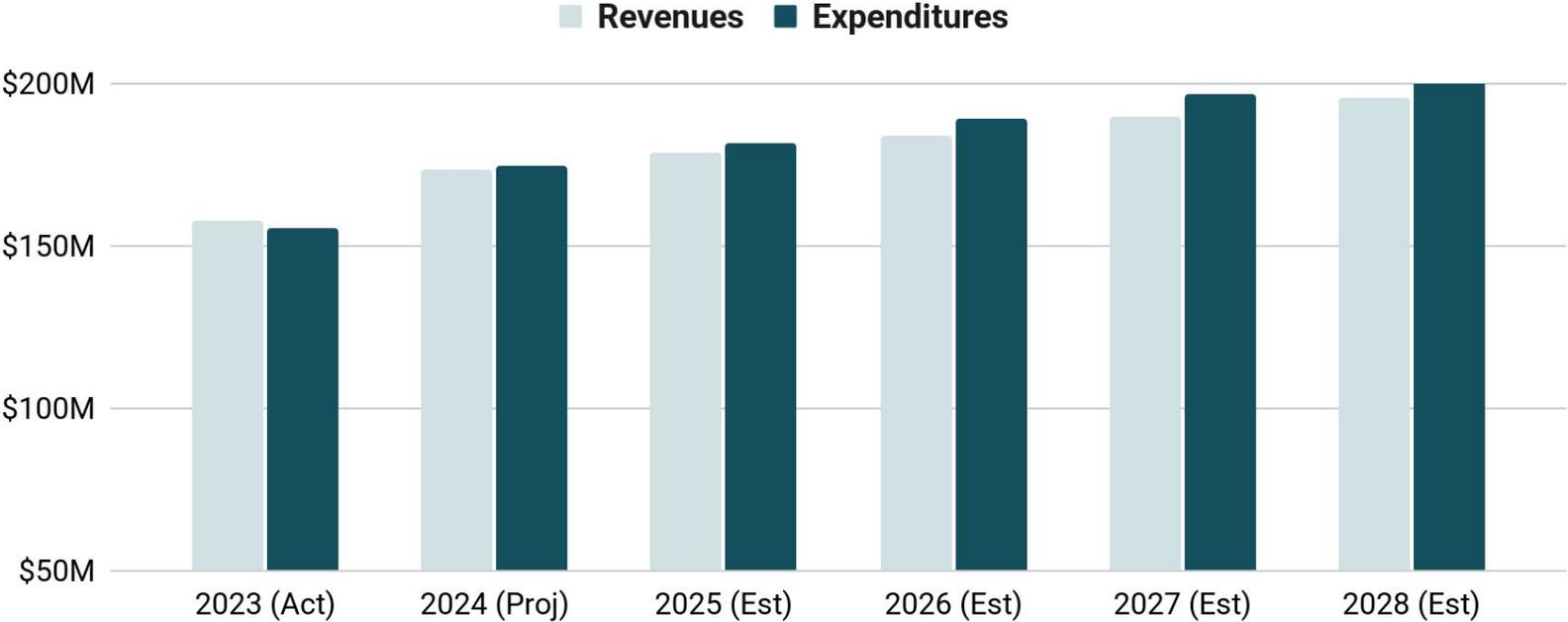
Note: Data includes Funds 1 (City) and 2 (County) only.

\* Unaudited numbers.



# Projected Revenues: Growth Remains Slow Growing

## General Governmental Forecast\*



\*Excludes Interfund Activities



# General Funds - 2025 and 2026 Projections

(\$m)	2025	2026
Beginning Balance	\$26.6	\$20.2
Revenue	\$150.5	\$155.0
Expense	\$156.9	\$163.1
<b>Ending Balance</b>	<b>\$20.2</b>	<b>\$12.1*</b>

## Expenses include:

- 2023 and 2024 FTE adds (15) from mandates and council priorities
- Partial Property Tax program
- Trash Reimbursement

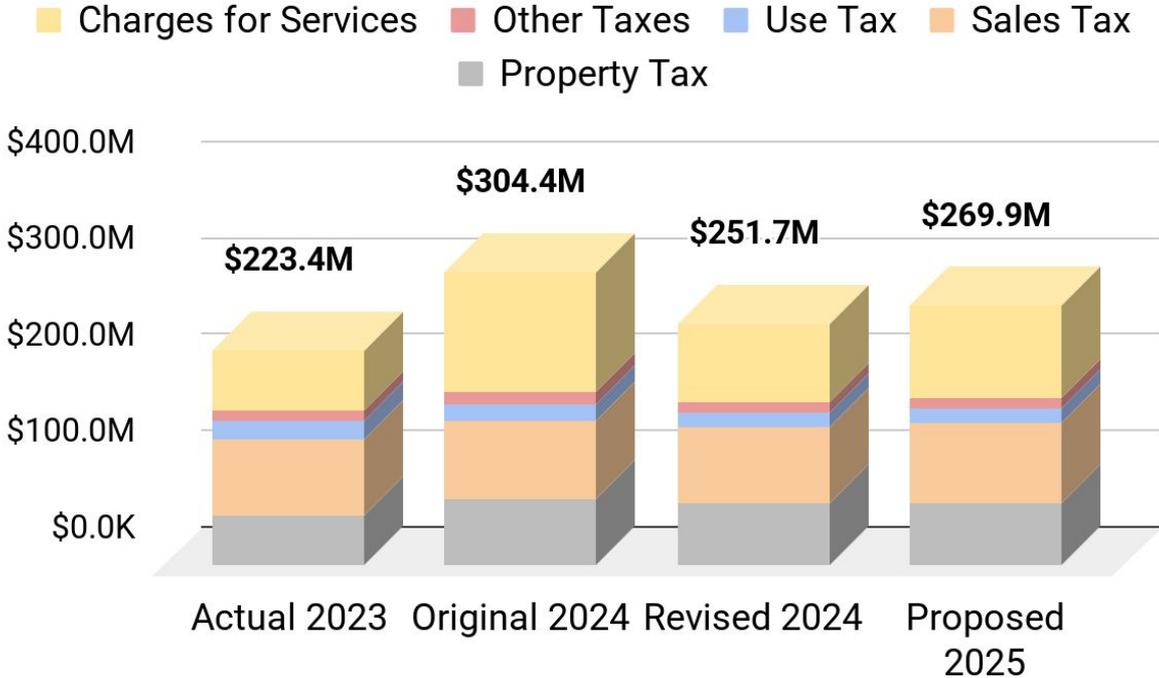
Need to stabilize in 2025 by not adding additional costs, to get on a more tenable path for 2026.

Note: Data includes Funds 1 (City) and 2 (County) only.

\* \$7M of this balance will be used for cash funding 10% of the \$70M Police building bond issuance. This results in **\$5.1M projected ending fund balance**.



# Revenue: 2025 Notable Sources

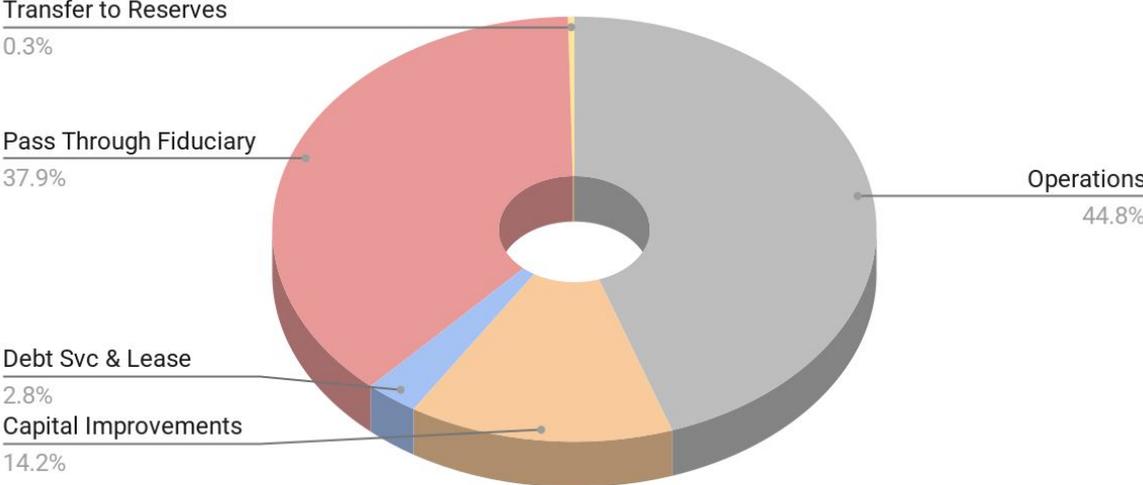


Revenue Type	% of Proposed 2025
Charges for Services	35.6%
Sales Tax	31.0%
Property Tax	24.2%
Use Tax	5.2%
Other Taxes	4.0%
<b>Total</b>	<b>100.0%</b>



# Expenditures: All Funds Total 2025

2025 Total Expenditures by Type



Expenditure Types	Proposed 2025
Operations	\$ 252.9M
Capital Improvements	\$ 80.1M
Debt Svc & Lease Payments	\$ 16.0M
Transfer to Reserves	\$ 1.9M
Pass Through Fiduciary	\$ 214.1M
<b>Total</b>	<b>\$ 565.1M</b>

\*Excludes Interfund Transfers, Amortization & Depreciation Expenses



# Expenditure Control: 2026 Budget Focus Challenges and Opportunities

**Priority:** Maintain Service Levels and continue to fund Existing Obligations and Mandates consistent with the Council and Community's main priority of Fiscal Sustainability



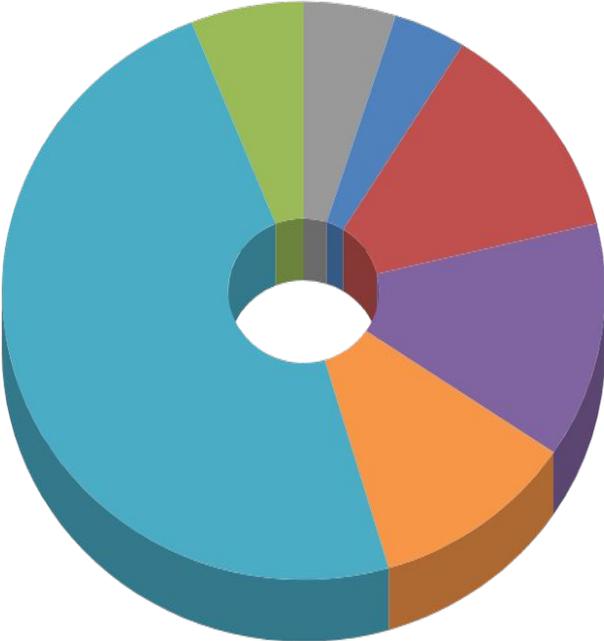
## Council Policy decisions - scheduled/ongoing

- Recent policy decisions that have to be absorbed within current budget and staffing
- Future policy decisions for Council consideration that are not currently budgeted (estimated fiscal impact does not include staffing including new FTE):
  - Minimum Wage
  - Value-based Procurement
  - Trash Container Fee Reimbursement

**Any Future Councilmember Requests for Action have unknown impact**

# Debt Structure

## Ending Balances December 31, 2024



Project Type	2024 Principal	Percent of Total
City Facilities & Equipment	12,520,073	5.0%
County Facilities	9,847,188	3.9%
Flatirons Infrastructure	31,373,887	12.4%
Transportation	33,346,352	13.2%
Recreation Center	27,787,500	11.0%
Water Utility	122,595,000	48.5%
Sewer Utility	15,315,000	6.1%
<b>Total</b>	<b>\$252,785,000</b>	<b>100.0%</b>

# Broomfield Debt: Total Obligations

Debt Type	Area	Issue Year	Term Years	Retire Year	Principal	Interest	Total	Projected Remaining
BURA General Obligation	Event Center	2005	25	2030	59,785,000	68,901,817	<b>128,686,817</b>	<b>35,567,294</b>
Revenue - Sales & Use Tax	Flatirons & Street Improvements (refi)	2012	19	2031	99,310,000	43,446,068	<b>142,756,068</b>	<b>54,525,451</b>
Special Revenue - Enterprise	EPA Mandates & Expansion	2012	19	2031	43,740,000	16,310,443	<b>60,050,443</b>	<b>17,350,175</b>
Certificate of Participation	County Facilities (refi)	2017	10	2027	46,425,000	10,994,823	<b>46,425,000</b>	<b>11,995,750</b>
Revenue - Sales & Use Tax	BCC & 144th Ave (new)	2017	20	2037	74,040,000	41,973,400	<b>116,013,400</b>	<b>75,525,050</b>
Special Revenue - Enterprise	Windy Gap & 2012 Refunding	2021	25	2046	131,500,000	87,109,454	<b>218,609,454</b>	<b>191,303,250</b>

**Total 454,800,000 268,736,005 712,541,182 386,266,970**

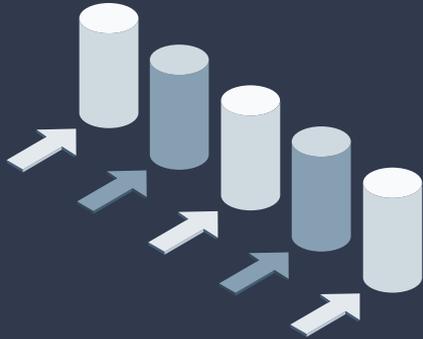


# 2026 Debt Issuances

- CCOB will be seeking approval to issue three bonds in 2026
- Bond issuance is generally a six month process, so the process will begin in the summer of 2025 for targeted issuance in early 2026

\$60-70M	Police Building	<ul style="list-style-type: none"><li>● Site has been selected and preliminary design is moving forward</li><li>● Final design agreement to Council in March</li></ul>
\$70M	Water Tanks	<ul style="list-style-type: none"><li>● Design Complete</li><li>● Construction anticipated to begin in 2026</li><li>● Projected 36 month construction duration</li></ul>
\$114M	Wastewater Treatment Facility Expansion Ph 1	<ul style="list-style-type: none"><li>● Bonding for phase I; total cost est. \$525M</li><li>● Project drivers include capacity, asset renewal, biosolids, reuse, and regulatory</li><li>● Construction to begin in 2026</li></ul>

# Timeline and Next Steps



## May 2025:

- Spring Budget Study Session

## August 2025:

- Economic and Fiscal Update Study Session

## September 2025:

- 2026 Proposed Budget Electronically Available
- Department Budget Discussions

## October 2025:

- 2025 Revised Budget Proposed for Adoption
- 2026 Proposed Budget Public Hearing
- 2026 Budget Proposed for Adoption

# Update and Timeline on Critical Items in 2025

Nancy Rodgers, City & County Attorney

Danee Brouillard,  
Strategic Initiatives & Governmental Affairs

Dan Casey, Deputy City & County Manager

## Items to be covered:

- Updates on the Timelines for Critical Items in 2025
  - Charter and Ballot Questions Timeline
  - Mandated
  - Standard Operating
  - Council Directed
- Resource Capacity (funding and staffing)

# Charter Changes and Ballot Questions - 2025

## Initiative vs Referendum - Charter, Chapter VII

- Initiative is a proposed ordinance from residents. They cannot be **budget ordinances, appropriations of funds, levy of taxes, salaries and tenure of city officials or employees, zoning/rezoning property or acquisition of Broomfield properties**. Signatures required of 15% of total voters in the last election submitted 60 days before the election
- Referendum is a resident initiated question challenging an ordinance approved by Council. Referendum cannot be used to challenge same restrictive list in the referendum section (see **bold**). Must be initiated 30 days after passage and be supported by 10% of the total voters in the last election.
- Council referred measures: Council has the power to submit any proposed question or ordinance to a vote of the people.

## Timeline

- July 22, 2025 - last Council meeting to vote on ballot questions that could be subject to referendum challenge
- August 12, 2025 - last Council meeting to vote on non-referendum ballot question resolutions/ordinances
  - Charter ballot questions must be by ordinance; other ballot questions can be by resolution.
  - September 5, 2025 - last day to certify ballot content.



# Charter Changes and Ballot Questions - 2025

## 2024 Voter approved changes:

- Chapter III - Changing the governing law from the Municipal Election Code to Title I: Uniform Election Code.
- Section 4.3 - Added limit of 3 terms for both Councilmember and Mayor.
- Section 6.4 - Permitting the rezone for a specific property to be by city council resolution
- Section 6.9 - Publication of Ordinances on the Broomfield website
- Chapter IX - Personnel Merit System: Updating provisions to clarify who is included in the employee personnel merit system, confirming the right to an administrative appeal; and removing the Personal Merit Commission provision from the Charter (it remains in Code).
- Chapter X - Updating provisions re the City and County Attorney's office and Municipal Court to reflect the current operations; specify removal of municipal judges be tied Colo. Code of Judicial Conduct.

**Not Approved - Section 4.3 - Lengthening of the term of office for a mayor from 2 years to 3 years.**



# Charter Changes and Ballot Questions - 2025

## Other Recommendations from the Charter Review Committee - chart from May 2024

- General update - City to City and County; municipal to “City and County” or “Broomfield”; remove outdated and transitional provisions in Chapter XIX.
- Chapter II - add reference to the Broomfield Constitutional Amendment; address application of the Charter
- Chapter IV - Ward mapping, Vacancies, Powers of Council, Code of Ethics
- Chapter V - updates on Council procedure; meetings
- Chapter VI - legislation updates; emergency ordinance updated; third readings for amendments
- Chapter VII - Initiative and referendum - changing dates to match state law



# Charter Changes and Ballot Questions - 2025

## **CONT. - chart from May 2024**

- Chapter VIII - Municipal Administrative - updating language to reflect current operations
  - Clarifying duties of Clerk
  - Adding Performance and Internal Auditor
- Chapter XI - Boards and Commissions - updating to address alternatives; service on more than 1 board; employees not on temp boards
- Chapter XII - Finance and Budget - proposed budget and message; budget content, posting location for budget and audit
- Chapter XIII - Tax Authority - removal of reference to income tax
- Chapter XVI - Intergovernmental Contracts - change to require majority (not  $\frac{2}{3}$ ) vote; posting online



# Outlook: 2025 Mandated or Regulatory Projects

## Uncertainties around both the State and Federal governmental spending and policy decisions

- Unprecedented \$1B deficit in State budget

## Staff is actively working on the following due to legislative changes or mandates:

- Digital Accessibility Requirements
- Wildland Urban Interface
- Energy Code Update
- Parking Requirements for New Developments (also Council direction)
- Transit Oriented Communities Compliance
- Landscape Code Update
- Accessory Dwelling Unit Regulations
- Concealed Carry

# 2025 Council Agendas and Staff Capacity

- Most Council meetings, and all existing study session dates are fully scheduled through 2025; additional study sessions and/or meetings may need to be added to ensure time to discuss all projects
- Three additional study session dates will be scheduled specifically to address new requirements related to budget study sessions
- Any new initiatives or policy changes, whether mandatory or discretionary, will require reallocation of staff time and shifting timelines for existing projects

# Outlook: 2025 Critical Daily Operational Projects

## Initiatives to Improve Operations:

- Enterprise Resource Planning (ERP)
- Organizational Strategic Plan

## Standard Operating:

- Comprehensive Plan and Transportation and Mobility Plan Update (every 10 years)
- Community Survey (every 2 years)
- Annual General Fund Budget Process
- Annual Utility Enterprise Planning and Budgeting
- Significant Capital Projects (Water Tanks, Wastewater Treatment, Police Building)
- Broomfield event center redevelopment

# Council Directed - 2025 Projects

## Staff is actively working on the following directions from City Council scheduled for 2025

- Roll out of Contracted Residential Waste Services
- Utility Rate Assistance Fund Program Administration
- Residential Waste Service Reimbursement of Cancellation Fees
- Broomfield Minimum/Livable Wage Analysis and Study Session
- RV/Long Term Parking Ordinance
- Council Compensation Discussion
- Immigration Services Assessment and Report
- Value Based Procurement/Contracting Analysis (began in 2024)
- Continued Governance/Charter Discussion
- Medium and High Density Zoning Updates
- Public Land Dedication Ordinance Update
- Expedited Review of Income Aligned Housing Developments
- Spring Study Session Regarding Budget

