
Ballot Proposals for November 2025: SFPD Board Information and Feedback Session



August 11, 2025 Community Meeting

Reviewing major proposals and listening to community input

Agenda Highlights

- Overview of the November 2025 Ballot Proposals
 - Request to Waive the State's 5.25% Property Tax Limit ('De-Brucing')
 - Proposed Mill Levy Increase of 6.10 Mills
 - Infrastructure & Part-Time Chief Salary
- Discussion
- Next Steps





Purpose and Objectives of the Meeting

Informing Residents

The meeting is to provide information about key ballot proposals.

Gathering Feedback and Promoting Transparency

The meeting will provide an opportunity for feedback, incorporate community views in decision-making, and provide openness and accountability in decisions related to the November 2025 election.

Overview of the November 2025 Ballot Proposals

Request to Waive the State's 5.25% Property Tax Growth Limit (**'De-Brucing'**)

Assessment v. Actual Value

Assessed Value

- Property tax is based on assessed value, which is actual value, via County Assessor using market sales of "comparable" properties, times the assessment rate.
- Current assessment rate is 6.25%

Actual Value

- Current market value of property.



Image and illustration by Bankrate

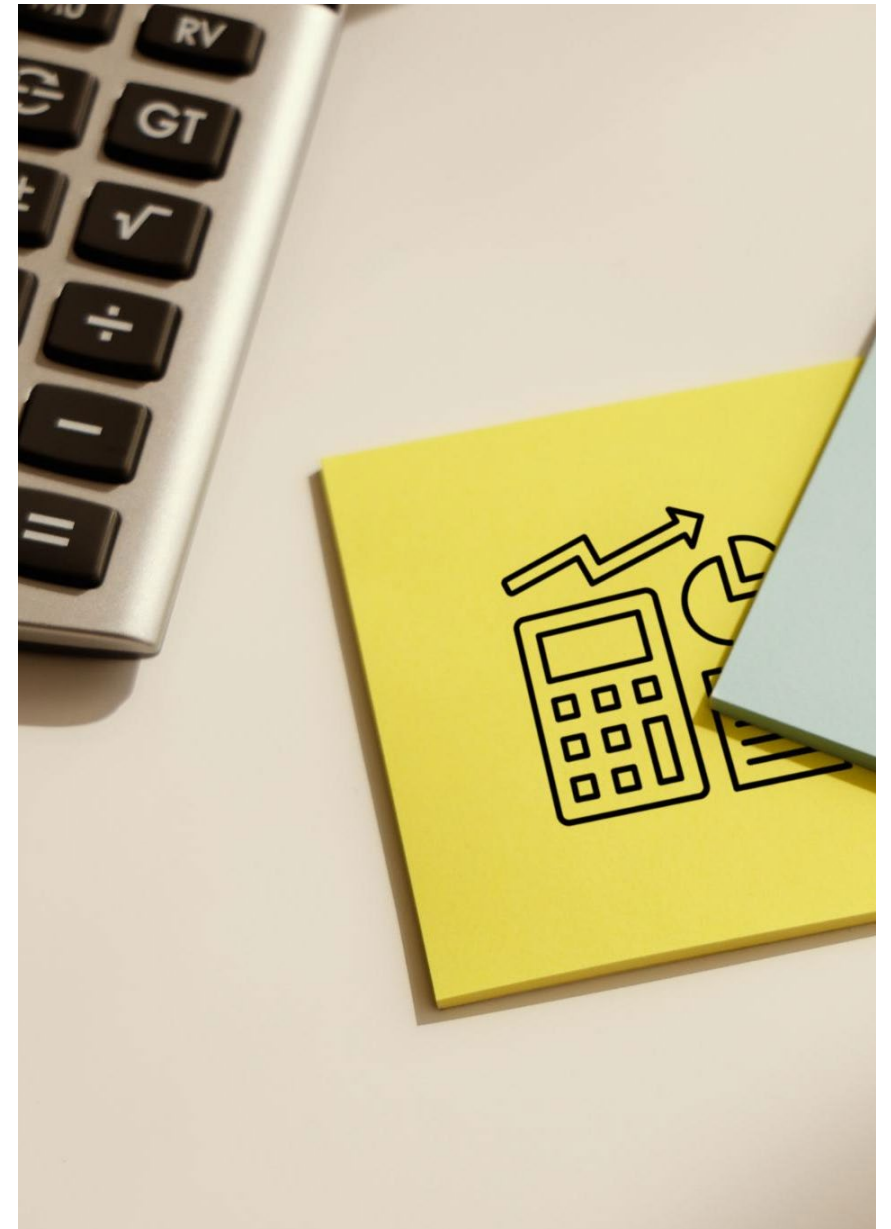
New Property Tax Law

Property Tax Increase Cap

In 2024, the State adopted a 5.25% limit on annual property tax revenue increases to control rising property assessment values.

Invalidation of De-Bruce Elections

The law creating the 5.25% property tax limit, also invalidated prior De-Bruce measures that pertain to property tax revenue increases.





De-Brucing and SFPD

Purpose of De-Brucing

De-Brucing aims to waive the revenue cap imposed by the TABOR Amendment, granting districts more certainty about revenues and eliminates the complexity of refunding excess revenue.

SFPD De-Bruce

In 1996 Sunshine Community passed a De-Bruce measure to waive limits on District revenue. **The waiver of the property tax limit is no longer in effect.**

Implications and Benefits of Waiving the Limit for the District

Securing Essential Funding for Services

Waiving the property tax limit helps the district obtain crucial funds for maintaining and improving key public services.

Securing Essential Funding for Equipment

Equipment cost increases greatly exceed inflation. This waiver allows continued investment in capital reserve funds for major equipment purchases.



SFPD Property Tax Revenue Changes

	Revenue	Annual change
2017 Actual	83,199.00	
2018 Actual	95,945.00	15.32%
2019 Actual	97,179.48	1.29%
2020 Actual	108,288.82	11.43%
2021 Actual	107,582.88	-0.65%
2022 Actual	123,502.67	14.80%
2023 Actual	121,290.00	-1.79%
2024 Actual	158,791.57	30.92%
2025 Budget	147,282.00	-7.25%



Proposed Mill Levy Increase of 6.10 Mills



General Fund Increase Intended Uses of the Mill Levy Increase

Infrastructure

7 New Cisterns + 1 Hydrant

Paid Salary for Part-Time Chief Position

Position is currently volunteer



Findings From District Water Supply Analysis

Water Availability Gaps

Analysis identified gaps in coverage for water sources for firefighting across the district, posing safety risks.

Need for Additional Infrastructure

Additional cisterns and hydrants are required to ensure adequate water coverage for firefighting needs. Each new cistern is a safety measure for the entire district. Uncontained structure fires can lead to widespread wildfire threatening the entire district.



What Infrastructure Would be Funded

Goal

Construction of new cisterns within 1000 ft of as many homes as possible, and maintenance and replacement of older existing cisterns.

Cost

Estimated to be \$100K to \$150K for each 20,000-gallon cistern

Funding sources

3 cisterns and 1 hydrant: Use CWPP cistern fund, Don Dick Fund, Grants and new Construction

3-4 cisterns: mill levy increase to fund 1 new cistern every 3 years

Part-Time Paid Chief Salary



Justification

Increased fire risk

Need to maintain strong leadership & training

Trend for paid chief positions in neighboring districts

Better insurance ratings require paid staff

Retention of highly qualified individual

Ability to offer health insurance

Proposed Details

\$70,000 compensation package (salary + benefits) for 24-30 hours/week

Fire Chief Positions in Neighboring Districts--Current



District	Size (sq. miles)	Mill Levy	F/T or P/T	Salary/Stipend*
Indian Peaks	117	3.27	p/t	None
Pinewood Springs	40	6.278		
Boulder Mountain	75	8.912	f/t	\$108,000/yr
Coal Creek Canyon	224	10.00**	f/t	\$80,000/yr
Sugar Loaf	17	10.972	p/t	unknown
Sunshine	4	12.04	p/t (20-40 hrs/wk)	\$2,000/mo stipend
Gold Hill	12	13	p/t (10 hrs/wk)	\$30,000/yr
Boulder Rural	25	15.747	f/t	\$190,000-\$210,000/yr
Lefthand	52	16.117	f/t	\$100,000/yr
Nederland	56	19.317**	f/t	\$118,000-\$135,000/yr
Four Mile	15	22.8	p/t (24-30 hrs/wk)	\$62,000/yr***
Big Elk Meadows	10	?	p/t	None
Jamestown	1	?	p/t	\$1000/mo stipend

*Does not include benefits; SFPD is budgeted stipend; **Reportedly increasing in 2025; ***Estimated base salary

Fire Chief Positions in Neighboring Districts--Proposed



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Lefthand	52	16.117	f/t	\$100,000/yr
Sunshine	4	18.14	p/t (24-30 hrs/wk)	\$62,000***
Nederland	56	19.317**	f/t	\$118,000-\$135,000/yr
Four Mile	15	22.8	p/t (24-30 hrs/wk)	\$62,000***
Big Elk Meadows	10	?	p/t	None
Jamestown	1	?	p/t	\$1,000/mo

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Impact on Property-Tax Bill

Item	Target per year	2025 tax income per mil levy (12.04 mills)	Millage increase to raise needed amount	Estimated cost per mill per \$1M actual value	Total cost increase per \$1M actual value
Compensation package for chief (salary + benefits)	\$70,000	\$17,221*	4.065	\$60	\$243.89
New cistern every 3 yrs	\$35,000	\$17,221*	2.032	\$60	\$121.94
Totals	\$105,000	\$17,221*	6.097	\$60	\$366

*The total cost is an estimate based on 2025 property tax assessments. This amount will change from year to year as property assessments by the Boulder County Assessor change.

2025 Boulder County Property Tax Mill Levies

Tax Authority	mill levy
County	22.661
Boulder Valley RE2	48.175
Sunshine fire	12.04
Boulder Public library	3.5
RTD	0
Total net levy	86.376

Property Tax Calculation

Tax = assessed value X (mill levy/1000)



Current Insurance Landscape and District Challenges

Wildfire Risk Impact

Wildfire risks significantly affect homeowners' insurance availability and increase costs.

Fire Protection Improvements

Enhancing district fire protection services may be able to improve insurance situation. This is uncertain but should be positive.



Next Steps

Answer Questions about the Proposals

Get Community Feedback – Send comments by Aug. 22

Finalize, Approve, and Submit Ballot Language by Sept. 5

Community Fest – Sept. 7



Information and Advocacy

If the SFPD Board decides to put this proposal on the November 2025 ballot there are limitations on how board members and firefighters can advocate for the measure.

A committee of residents would serve as the information source for the measures. The following residents have volunteered to serve in this role:

- Jean Gatza jeangatza@gmail.com 303-884-8890
- Ted Kyriazis tkyriazis@aol.com
- Brooke Weathers brooke.weathers@compass.com

Questions and Discussion

SFPD 2025 Annual Budget

General Fund Income		
Property Tax Income (8.48 mill)		\$147,282
Interest Income		\$ 15,000
Contributions and Donations		\$ 15,000
Other Revenue		\$ 6,000
Total General Fund Income:		\$183,282

General Fund Expense		
General & Administrative		\$ 54,900
Operating Expense		\$ 65,200
Capital Outlay		\$ 25,000
Capital Reserve		\$ 38,182
Total General Fund Expense		\$183,282

SFPD 2025 Annual Budget

CWPP/CISTERN FUNDS

CWPP/Cistern Fund Income

CWPP Tax Income (3.56 mill)	\$ 61,831
Grants CWPP	\$165,155
Appropriation from CWPP Reserves	\$ 51,209
Appropriation from Cistern Fund	\$ 9,179
Total CWPP/Cistern Fund Income:	\$287,374

CWPP/Cistern Fund Expense

Wildland Mitigation Expense	\$220,374
Water Supply Improv. Expense	\$ 67,000
Total CWPP/Cistern Fund Expense:	\$287,374