



Steamboat Springs Area Fire Protection District



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September 5, 2018

Re: Property Owner Notice Pursuant to C.R.S. § 32-1-401(3) of the Steamboat Springs Area Fire Protection District Board of Directors Hearing Regarding a Resolution to Approve Inclusion of Real Property Within The City of Steamboat Springs Upon the Affirmative Majority Vote of the Eligible Electors Within the Area To Be Included

Dear Property Owner(s):

The Routt County Assessor's records show you own property that is within the City of Steamboat Springs ("City").

As you may know, for more than 40 years, the Steamboat Springs Area Fire Protection District ("Fire District") and the City have worked jointly to provide emergency services within the City and the Fire District's jurisdictional area surrounding the City. Over the last decade, the emergency services needs of the Steamboat Springs community have sharply increased, with minimal increase in the capacity to respond to such needs, while the costs associated with providing modern emergency services have steadily risen. The Fire District and the City have carefully evaluated the options for providing sustainable, high quality, and cost-effective emergency services to the citizens and property within the Steamboat Springs community, and have determined that the health, safety, and welfare of their respective citizens and their property will be best served by a single fire protection district that is responsible for the provision of emergency services to the citizens and property within the areas currently served by the City and the Fire District. To accomplish this goal, the Fire District and the City will seek to include all of the territory within the City's corporate boundaries (the "City Properties") into the Fire District's jurisdictional boundaries. Your property has been identified as one of the City Properties.

On October 15, 2018, the Fire District Board of Directors ("Board") will hold a Public Hearing on a proposed *Resolution Approving Inclusion of Real Property within the City of Steamboat Springs Upon the Affirmative Majority Vote of the Eligible Electors Within the Area To Be Included* ("Resolution"), which would approve the inclusion of all of the City Properties into the Fire District's jurisdiction. If the Fire District Board adopts the Resolution, the question of whether to include all of the City Properties will be put before the eligible electors of such properties during the May 7, 2019 special election. The Public Hearing will be held at 5:00 p.m. at Centennial Hall, 124 10th Street, Rooms 113/114, Steamboat Springs, Colorado 80487.

The Fire District currently is authorized to assess a total property tax of up to 9.0 mills, and in 2018 assessed a total property tax of 6.259 mills (*i.e.*, 6.011 mills for general operations, 0.206 mills for capital expenditures, and 0.042 mills for refunds/abatements). As a condition of including the City Properties, the Fire District will begin assessing a property tax of 9.0 mills in the year in which the City Properties are included. The Fire District is not subject to a maximum mill levy that it may assess; however, like any other local government that is subject to Article 10, Section 20 of the Colorado Constitution (TABOR) and related statutes, the Fire District cannot increase its taxes beyond its authorized 9.0 mills without prior voter approval.

Following the procedures set forth in Section 32-1-203(3.5) of the Colorado Revised Statutes, any person owning property within the proposed inclusion area may request that his or her property be excluded from the Fire District prior to approval of the Resolution by submitting the request to the Fire District Board no later than 10 days prior to the hearing (*i.e.*, by October 5, 2018). Any request for exclusion will be acted upon by the Fire District Board before it takes final action to approve or deny the Resolution.

Sincerely,

Randall Hannaway, Secretary
Steamboat Springs Area Fire Protection District