

Clover Basin Fire Protection District - FAQs

The Clover Basin Fire Protection District (CBFPD) was established in 1995 by the developers/landowners of the Clover Basin neighborhood as a way to meet the Longmont development code regarding emergency response times. By forming the CBFPD and entering into an Intergovernmental Agreement (IGA) with the City of Longmont, the developers were allowed to subdivide this land and construct houses. The IGA identified obligations of the District, including the levy of a tax, that would help fund a new fire station, its operation and maintenance, and accelerate its construction ahead of when the City of Longmont could otherwise afford to build, equip and staff the facility. The IGA allows the District to dissolve when the City is able to operate and maintain the fire station without relying on the annual payment obligation or after 2015, whichever occurs first. Below are frequently asked questions and answers about the District:

What is the Clover Basin Fire Protection District (CBFPD)?

The District was formed in 1995 as a way to allow developers/landowners to build the Clover Basin neighborhood. At the time, the City of Longmont Land Development Code prohibited plat approvals unless the land was within 5 minutes and 59 seconds of the nearest fire station – the Clover Basin Development did not meet that standard. So the landowners proposed the creation of a fire protection district that would levy a tax to help fund a new fire station, including its operation and maintenance (O&M), and accelerate its construction ahead of when the City of Longmont could otherwise afford a fully equipped and staffed facility. The City Council eventually accepted this approach, and through a special election in November 1995, property owners created the CBFPD.

What does the tax specifically pay for?

A total of \$3,530,443 has been received by the City from the CBFPD mill levy through 2008. Of that amount, \$573,934 has been used for construction of Fire Station #5 and \$2,956,509 has been for station #5 operating and maintenance costs. The total cost of construction and equipment for station #5 was \$2,283,918 with \$1,709,984 coming from the Public Building CIF fund. Revenues in this fund come from Community Investment Fees charged to all new development throughout the City.

Why are homeowners in the CBFPD paying an additional tax that other homeowners in Longmont are not paying?

CBFPD is the only Fire Protection District in Longmont. Residents who own homes in the district are subject to this tax. As mentioned above, this decision was made by the City Council to permit the development to occur at that time in order to satisfy the fire response benchmark. Otherwise the project would not have been approved.

How much is the tax? When will this tax expire?

In 2008, homeowners in the district paid a tax of 4.45 mills (approximately \$115 on a \$325,000 home). The tax will expire when the City is able to operate and maintain the fire station without relying on the annual payment obligation or after 2015, whichever first occurs.

Was the tax rate higher when the CBFPD was first established?

Yes, in 1996 the mill levy was 30.0. It hit its peak in 2000 at 31.92 mills and has decreased ever since.

The mill levy (the total amount of tax) is decreasing every year. Why?

With continued increases in the number of properties as well as property values in the District, the amount of the annual payment, as well as the relative “share” of this payment for each property owner, had been steadily decreasing until 2005. In 2005, slowed growth to both of those factors along with growth in the budgeted operations and maintenance for the fire station resulted in an increase to the required annual payment from \$329,055 to \$383,091. The approval of the public safety sales tax in 2006 increased the dollars available from the City and had the impact of lowering the required annual payment to \$309,076 in 2007. For 2008 the required payment was \$279,587.

Why are newer developments in southwest Longmont not subject to this tax?

Fire station #5 opened in the year 2000 and new developments that were initiated after that time are not required to be a part of the CBFPD since they are now within the required fire department response time. While it is true that some developments served by the fire station are subject to the tax and some are not – the difference is that those subdivisions that are subject to the tax are those that desired to begin development before a fire station was in place.

Why are businesses in southwest Longmont not paying this tax?

Commercial developments such as Amgen and Seagate were required to have a sprinkler system under the city code. They also chose to provide EMS trained personnel on site whenever employees were present prior to construction of station #5. Since sprinkling and EMS services were acceptable forms of mitigation under the municipal code, these commercial developments were not included within the CBFPD.

What are the boundaries of the Clover Basin Fire Protection District?

The following subdivisions are included in the CBFPD and are thus paying the assessment: Meadow Mountain, Renaissance 1, Renaissance 2, Renaissance 3, Reserve at Renaissance, Somerset Meadows 1, Clover Creek South 1, Clover Creek 1, Westbrook Village, Meadowview 7-9 and Meadowview West.

The voters of Longmont passed a public safety tax in 2006. Why can't this tax pay off the debt for building and operating fire station #5?

The ballot measure that approved the Public Safety Tax specifically stated that funds were to be used only to enhance public safety services in Longmont and not to be used for existing programs or services.

Why does station #5 respond outside of the CBFPD?

The city's five stations (soon to be six) are all part of a fire/EMS response system. Each station has a primary response area in which its units will be deployed when in station. However, any unit in the system may be dispatched to other areas as necessary to respond to emergency calls.