SPECIAL STUDY SESSION AGENDA

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO

Monday, June 8, 2026
Meeting will start at the conclusion of the Regular City Council Meeting at 6:30 p.m.

This meeting will be conducted as a virtual meeting, and in person, at: 7500 West 29th Avenue, Municipal Building, Council Chambers.

City Council members and City staff members will be physically present at the Municipal building for this meeting. The public may participate in these ways:

1. Attend the meeting in person at City Hall. Use the appropriate roster to sign up to speak upon arrival.

2. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on June 8, 2026)

3. Virtually attend and participate in the meeting through a device or phone:

   Click here to pre-register and provide public comment by Zoom (You must preregister before 5:00 p.m. on June 8, 2026)

4. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at https://www.ci.wheatridge.co.us/view

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Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. The City will upon request, provide auxiliary aids and services leading to effective communication for people with disabilities, including qualified sign language interpreters, assistive listening devices, documents in Braille, and other ways of making communications accessible to people who have speech, hearing, or vision impairments. To request auxiliary aid, service for effective communication, or document in a different format, **please use this form or contact ADA Coordinator, (Kelly McLaughlin at ada@ci.wheatridge.co.us or 303-235-2885) as soon as possible, preferably 7 days before the activity or event.**

Public Comment on Agenda Items

1. 2026 Polling Results

City of Wheat Ridge
Office of the City Manager

Item No. 1

Memorandum

TO: Mayor and City Council

FROM: Patrick Goff, City Manager

DATE: June 8, 2026

SUBJECT: 2026 Polling Results

ISSUE:
Magellan Strategies conducted a statistically valid community survey between May 14th and May 29th to better understand resident priorities related to long-term capital infrastructure needs and potential ballot measures. The survey included 678 Wheat Ridge residents, providing a margin of error of approximately ±3.72%. Representatives from Magellan Strategies will present the results of the survey at the June 8th study session.

BACKGROUND:
Over the past several years, the City has engaged the community, adopted numerous plans, and identified significant needs across infrastructure, facilities, and public spaces. However, current funding levels are not sufficient to deliver on these priorities at the scale and at the desired pace.

Mayor and Council held a planning workshop on April 11th to bring City Council into alignment on a clear and financially realistic path forward for Wheat Ridge's most critical capital investments. The discussion at the workshop connected those community-driven priorities with the City's fiscal realities, with the goal of establishing a focused set of projects, evaluating viable funding strategies, and providing direction to develop a cohesive, transparent 10-year capital improvement plan (Attachment 1).

The purpose of the polling effort was to evaluate voter attitudes regarding the City's current and future capital needs, identify which projects residents view as the highest priorities, assess overall trust in the City's stewardship of public resources, and measure potential support for various revenue options and ballot measure structures.

The survey focused on several major capital investment categories identified through previous planning efforts and master plans, including:

- A new Civic Center and Police Headquarters
- A consolidated Public Works and Parks maintenance facility
- Replacement of Anderson Pool

- Acquisition and preservation of park and athletic field space at former Jeffco school sites
- Bicycle and pedestrian network improvements
- Proactive infrastructure maintenance and street preservation

In addition to project prioritization, the polling tested community sentiment regarding possible funding mechanisms, including sales tax and property tax options, as well as different ballot structures ranging from a single comprehensive measure to multiple targeted measures.

Key Findings

Residents Recognize Capital Needs but Remain Sensitive to Tax Increases

A majority of respondents view City facilities positively, with 63% rating City buildings and public facilities as excellent or good. However, only 33% believe the City currently has sufficient financial resources to address capital needs over the next decade, while 37% believe the City does not have adequate resources and 30% remain uncertain. Importantly, 54% of respondents indicated that addressing capital needs in the near term is either extremely important or very important. At the same time, voters remain cautious about new taxes. When asked generally about supporting a tax or fee increase for capital improvements, voters were evenly divided, with 47% supporting and 47% opposing.

Strong Confidence in City Government

The survey found a solid foundation of trust in local government. Fifty-five percent of respondents agreed that the City spends taxpayer dollars wisely, compared to 26% who disagreed. This level of confidence is important as Council considers future funding discussions.

Project Priorities

When respondents were asked to identify capital priorities, a clear hierarchy emerged.

Highest priorities included:

1. Proactive infrastructure maintenance
2. Bicycle and pedestrian network improvements
3. Acquisition of the Kullerstrand and Wilmore-Davis school properties for public use

When asked to select only two projects for funding, proactive infrastructure maintenance was selected by 56% of respondents, making it the most important priority by a significant margin.

Issue-specific questions reinforced these findings:

- 80% consider dedicated funding for street maintenance, sidewalks, ADA improvements, and related infrastructure important.

- 65% consider bicycle and pedestrian network improvements important.
- 62% consider improvements to Parks and Public Works maintenance facilities important.
- 61% consider replacing Anderson Pool important.
- 58% consider preserving Kullerstrand and Wilmore-Davis properties for public use important.

The proposed Civic Center received notably lower support. Only 42% considered construction of a new Civic Center important, while 55% considered it unimportant.

Funding Mechanisms
The most significant finding from the survey is the stark difference between voter attitudes toward sales taxes and property taxes.

Sales Tax Performs Strongly
A proposed 1% sales tax increase for capital improvements received 60% support and 38% opposition, placing it above the threshold generally considered viable for a ballot measure.

Additionally:
- 56% indicated they would be more likely to support a sales tax increase when informed that approximately half of sales tax revenues are paid by non-residents.
- 50% preferred a sales tax increase as the primary funding mechanism.
- Only 4% preferred a property tax increase.
- 31% preferred no tax increase at all.

Respondents also favored structures that include accountability and maintenance funding. The most preferred option was a sales tax that would be reduced after major projects are completed and then dedicated to ongoing maintenance.

Property Tax Performs Poorly
A proposed 10-mill property tax increase generated only 24% support and 74% opposition. A reduced 7.5-mill option performed even worse among those initially opposed.

The survey clearly indicates that a property tax measure is not currently viable.

Ballot Structure Preferences
Voters demonstrated a preference for greater project specificity and accountability.
- 47% preferred separate ballot measures for individual projects.
- 41% preferred two measures dividing community projects and operational facilities.
- Only 12% preferred a single measure covering all projects.

These results suggest voters are more comfortable evaluating projects independently rather than approving a comprehensive package.

Civic Center Findings
While initial support for a new Civic Center was limited, additional context improved perceptions significantly.

After respondents were informed that the Civic Center would be located on the Lutheran Legacy Campus, preserve historic elements, include public gathering spaces, maintain open space, and be integrated with housing and commercial development:

- 59% became more supportive of the project.
- 24% became less supportive.
- 17% reported no change.

This suggests that while a Civic Center is not currently viewed as a top priority, voters respond positively when presented with a broader community redevelopment vision.

Messaging Insights
The most persuasive arguments supporting investment focused on:

- Preserving public sites from private redevelopment.
- The significant contribution of non-residents toward sales tax revenues.
- Investments that improve community quality of life, safety, and future generations.

The most persuasive arguments against a ballot measure included:

- Prioritizing roads and basic infrastructure before a new City Hall.
- Concerns about inflation and cost of living.
- Questions about pursuing additional tax measures before fully implementing previous voter-approved initiatives (2J Bond).

Open-Ended Comments
More than 300 respondents provided written comments. Three themes consistently emerged:

1. **Affordability concerns and resistance to additional taxes** due to inflation, rising housing costs, and overall economic uncertainty.
2. **Strong support for investment in core infrastructure**, including roads, sidewalks, traffic safety, and maintenance.
3. **Strong interest in parks, open space, walkability, and community amenities**, particularly preserving the Kullerstrand and Wilmore-Davis properties and improving pedestrian and bicycle connectivity.

Conclusions
The survey results provide several clear takeaways for Council consideration:

- Voters acknowledge significant capital needs and support addressing them.

- Infrastructure maintenance is by far the highest community priority.
- Sales tax is the only tested revenue mechanism that demonstrates majority voter support.
- Property tax increases are strongly opposed.
- Community-focused projects, including parks, trails, and preservation of public spaces, perform considerably better than operational facility projects.
- The Civic Center remains a challenging standalone project, although support increases substantially when presented as part of a broader Lutheran Legacy Campus redevelopment vision.
- Any future ballot strategy should emphasize infrastructure, accountability, preservation of community assets, and the role non-resident shoppers play in funding improvements.

REQUESTED ACTION:
Staff requests that City Council review the survey results and provide direction on the following policy questions:

1. Whether Council supports additional polling based on these survey results.
2. Whether Council wishes to pursue a capital funding measure in 2026.
3. Whether Council agrees that a sales tax increase should be the primary funding mechanism for further consideration, given the survey's demonstrated voter support and the significant contribution of non-resident shoppers.
4. Which capital projects should be advanced as potential ballot priorities, including:
    - Proactive infrastructure maintenance;
    - Bicycle and pedestrian network improvements;
    - Acquisition of the Kullerstrand and Wilmore-Davis school properties;
    - Replacement of Anderson Pool;
    - Parks and Public Works maintenance facility improvements; and/or
    - A new Civic Center and Police Headquarters.
5. Whether Council prefers a ballot strategy consisting of multiple project-specific measures, separate community and operational facility measures, or a single comprehensive package.
6. Whether staff should proceed with developing ballot language for Council consideration later this summer.

ATTACHMENT(S):
1. Mayor and Council April 11 Workshop Presentation
2. Ballot Measure Survey Topline Results
3. Magellan Strategies Proposal of Services
4. Magellan Survey Presentation

City of Wheat Ridge

City Council Workshop

Capital Improvements and Financial Planning

April 11, 2026

ATTACHMENT 1

Workshop Goals

What we want to accomplish:

01

Current State Alignment

Establish a shared understanding of the City budget structural deficit and why current General Fund revenue cannot sustain large-scale capital improvements

02

Project Planning

Move from a "wish list" to a "priority list" by vetting unfunded projects against the Council's Strategic Plan and actual community need.

03

Feasibility Exploration

Evaluate the political and economic viability of specific revenue and funding tools
(use tax, sales tax, mill levy, other funding mechanisms etc.)

ULTIMATE GOAL: REACH A COHESIVE AND COMPREHENSIVE 10-YEAR FINANCIAL PLAN FOR CAPITAL IMPROVEMENTS

Desired Outcomes

What we will leave with: Decisions and deliverables

1 Top Projects Mandate

A formal consensus on the most critical projects to be advanced for funding.

1. ***Anderson Pool***
2. ***School Acquisitions***
3. ***Parks/Public Works Facility***
4. ***Civic Center***
5. ***Bike/Ped Network***
6. ***Proactive Infrastructure Maintenance***

2 Revenue Sources "Shortlist"

Explore potential revenue sources; narrow to 2-3 preferred funding mechanisms.

Examples: "Pursue a 2026 ballot measure for a sales tax and/or property tax mill levy"

3 Near-Term "Next Steps" Direction

Clear action steps for City Staff

Example: target funding timelines, defined "Go-No-Go" dates for ballot initiatives, polling, community engagement, etc.

4 10-Year CIP Financial Plan

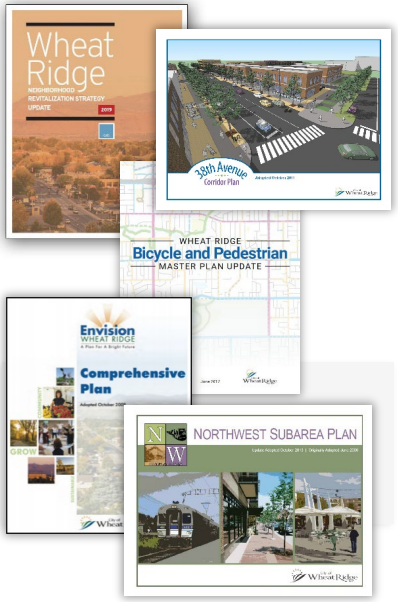
Clear comprehensive plan to illustrate and clearly communicate consensus around:

1. ***What*** *improvements*
2. ***Who*** *it serves*
3. ***How*** *it will be funded*
4. ***When*** *it will occur*

Turning Plans Into Progress

Opportunity exists to tie together years of community-driven planning into a financially feasible, cohesive path forward

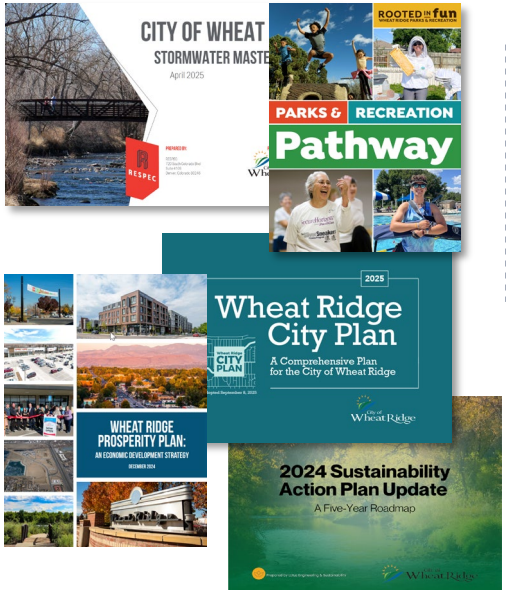
Pre 2021



2021-2023



2024-2025



2026+

2026 Wheat Ridge Resident Survey

Coming [Q3] 2026

10-year Capital Improvements Financial Plan

Kick-off April 2026

Resident Priorities Are Clear

City Plan Phase 2 resident feedback confirmed strong agreement on key planning principles and priorities

PLANNING PRINCIPLES

In everything we do, we must:

86%	Focus on Sustainability
88%	Strengthen the City's Fiscal Position
77%	Serve a Mix of Incomes
89%	Preserve Our "Patchwork Quilt"

PLANNING PRIORITIES

The "Big Things" we must get right:

78%	Improved Retail & Business Environment
78%	38th Avenue Main Street
86%	Bicycle & Pedestrian Facility Network
95%	Proactive Infrastructure Management

Residents overwhelmingly support sustainability, fiscal strength, and infrastructure investment

Decision Criteria + Direction Needed from Council

Staff requests Council guidance on the following to advance the Capital Improvement Program

1 **Confirm the Near-Term Project Priority List** — TODAY
Establish a clear set of capital priorities to guide near-term major CIP investment decisions

2 **Agree on Dedicated CIP Funding Source Preference** — TODAY
Direct staff to explore detailed ballot scenarios around Council and voters preferred revenue tool(s) and tolerable tax rate increase ranges.

3.1 **Affirm Ballot Measure Timeline and Community Engagement Priority** — TODAY
Confirm ballot target timeline (e.g. Nov 2026). Direct staff to develop a voter-supported strategy through polling and community engagement.

3.2 **Prepare for a Potential Ballot Measure** — Now- Aug 2026
Develop ballot language around attainable CIP scope within community's tax rate tolerance; explore funding and financing/debt scenarios.

3.3 **Authorize Pre-Ballot Design and Acquisition Spending** — Q2-Q3 2026
Continue design and planning for high-priority projects to ensure timely implementation if funding is secured.

4 **Develop Comprehensive 10-Year Capital Improvement Plan** — Q2-Q3 2026
Prepare a comprehensive CIP plan that aligns project timing, funding scenarios, and long-term operating impacts.

CURRENT STATE ALIGNMENT

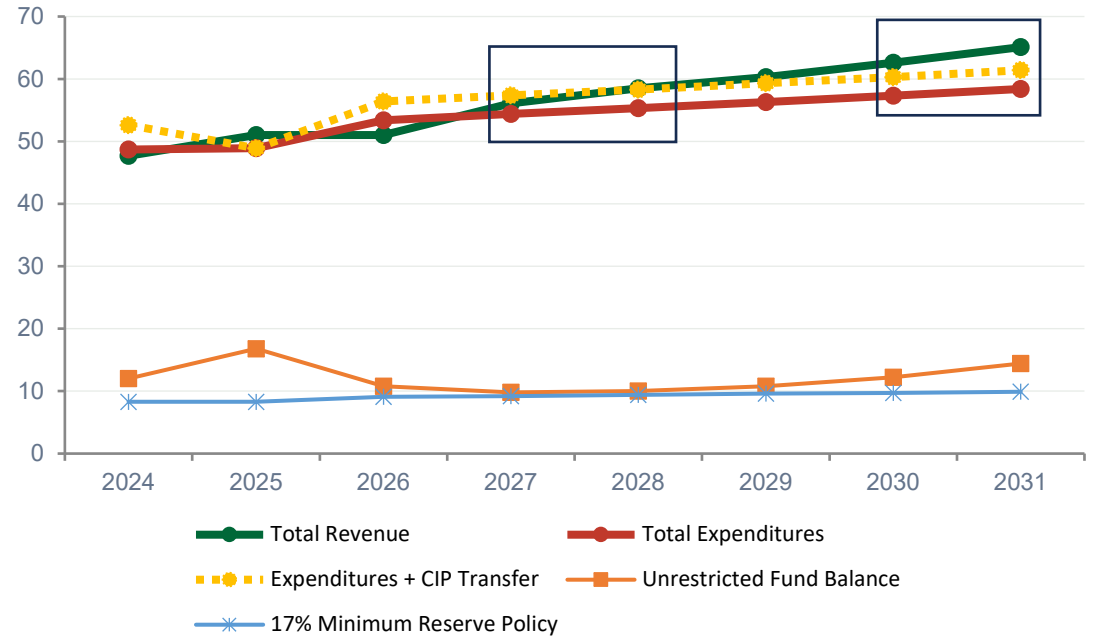
Current State of the City's Finances

2026 Outlook

April 11, 2026

General Fund: Revenue vs. Expenditures

Adopted budget and long-range projections, 2024 - 2031 ($ millions)



Key Observations

- Revenue growth is led by sales tax (5.6%) and one-time revenue from building related fees, street cut permits, and photo radar
- Expenditure held to 1.0% decrease in 2025, but police and public works will drive upward pressure
- CIP transfers ($3M/yr) narrow the effective surplus significantly
- Ending fund balance projected to drop from $16.8M (34.9%) in 2025 to $10.8M (20.2%) in 2026
- By 2027, unrestricted balance dips to just $600K above the 17% minimum reserve

Impacts to Reserve Balances:

- ARPA funds fully expended by 2026
- Fruitdale Loan relieved in 2026
- $1.0M included in restricted reserves for one-time expenses

Contributing Factors to Budget Pressure

Forces compressing the General Fund's capacity to support capital investment

Revenue Considerations

- Sales tax is 56% of GF revenue, creating risk if consumer spending slows or large retailers close
- Use tax projections include one-time infusions from development activity (non-recurring) - cannot be counted on for operating expenses
- Photo-radar revenue – City netted only $75,000 in 2025 – difficult to forecast for future use
- Interest income assumes sustained high rates; potential downside if rates normalize – rates cut 3 times in 2025
- Federal policies have created uncertainty in relation to grants and other federal funding
- A portion of the initial revenue from CCC development shared with Metro District

Expenditure Pressures

- Police budget ($17.4M in 2026) is the largest line item at 33% of total spend
- Parks & Recreation and Public Works together represent 28% of GF expenditures
- Personnel costs embedded across all departments face inflationary pressure – typically $1.0M to $1.5M increase each year
- Deferred maintenance is also expected to create additional expense pressures over time
- Federal polices (tariffs) and inflation increasing costs
- Pending lawsuit on Wadsworth project - $4.3M

CIP Budget: Current State

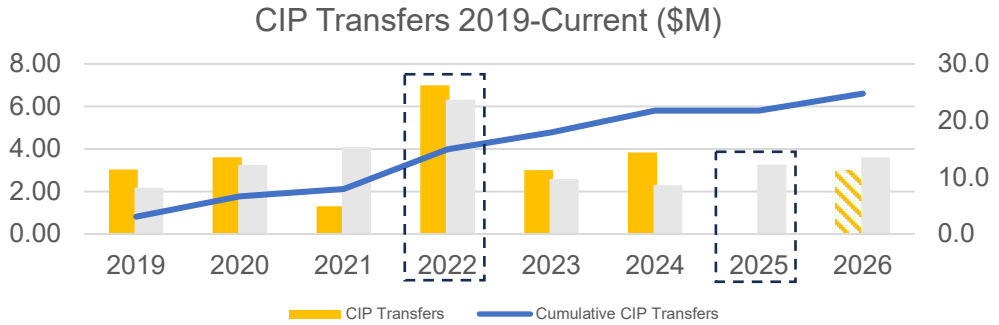
Annual CIP transfers from General Fund since 2019

General Fund Transfers to CIP

Total CIP Transfers Since 2019 Excludes 2E / 2J bond activity	**$25M**
2025 Actual No transfer	**$0**
2026 Adopted	**$3.0M**
2027-2031 Projected	**$3.0M/yr**

CIP transfers generally do not have a consistent dedicated funding source

- Annual General Fund transfers are variable and rely primarily on one-time revenues from new construction activities - $3.125M annual average since 2019
- No transfer occurred in 2025 due to tight General Fund budget
- 2E / 2J bond authorization provided funding for limited specific list of infrastructure projects; not available for general CIP
- $3M projected annual transfers covers bare minimum of street maintenance



2E & 2J Bond Program: Use of Funds

Voter-approved bond authorizations – use of funds restricted to specific infrastructure projects

2016	2018	2023	2024	2027
2E Approved $38.5M cap ½ cent sales tax	2B Passed Retain excess revenue over Est.	2J Approved 70% voter support ½ cent sales tax extension	$34M in bonds Issued for 2J Infrastructure	Next 2J bond issuance Est. $50M

2E: Investing 4 the Future (Completed)

- Wadsworth Blvd Reconstruction (35th to I-70)
- Anderson Park Improvements
- Clear Creek Crossing I-70 Ramps
- Wheat Ridge-Ward Station Area Infrastructure

2J: Next Chapter (In Progress)

- 38th Avenue West Improvement — Youngfield to Kipling
- 38th Avenue Refresh — Wadsworth to Sheridan (design)
- Tabor Street Multi-Modal Project (design)
- 35th Avenue Multi-Modal Project (design)
- Roundabout at 26th & Harlan
- Traffic Signal at 44th & Tabor
- Sidewalk Gaps & ADA Improvements
- Storm Sewer Repair & Maintenance
- Clear Creek Floodplain Improvements

The Core Challenge

Why the General Fund cannot sustainably support the CIP

The General Fund projected expenditure growth outpaces revenue, limiting the ability to support growing capital improvement needs

Facility & Equipment Needs

City Hall, Police, recreation facilities, fleet, and technology all require ongoing capital investment outside of 2J-eligible categories.

No Dedicated CIP Revenue

Unlike 2J projects that have a dedicated sales tax, general CIP relies solely on discretionary GF transfers funded by volatile one-time revenue sources.

Growing Competition for General Fund $s

Public safety, personnel costs, and operating needs leave less room each year for discretionary CIP transfers as expenditures grow annually.

Without a dedicated capital funding source, the City will face a widening gap between infrastructure needs and available resources.

PROJECT PLANNING

The Unfunded Mandate – Identifying Priority Gaps

Top Projects Mandate

City Council Workshop – April 11, 2026

City Plan Conclusions:

Wheat Ridge needs a cohesive plan for Capital Improvements



Key themes from the City Plan guiding future capital investment decisions

The Challenge

- Current available funding falls significantly short of the total cost of needed improvements
- Remaining gaps are the hardest and most expensive to fill
- Infrastructure management is an ongoing challenge as conditions and needs evolve

The Path Forward

- Establish a long-term, sustainable funding strategy (e.g., dedicated sales tax)
- Invest incrementally and strategically—one project at a time
- Continue executing planned capital projects through 2030 as envisioned

Guiding Principles for Future Revenue Sources

1 Incorporate Public Input

Use direction from past planning processes and the City Plan to prioritize projects—building on the community trust that shaped initiatives like 2J

2 Report Back to the Public

Include a mechanism to show how funds are spent, what improvements are made, and progress toward completing the network

SECTION OVERVIEW

Priority Capital Improvement Projects

Top projects highlighted for discussion have been identified based on prior planning activity that require significant dedicated capital funding source

Other unfunded CIP projects will also be evaluated based on priority

A

Anderson Pool

New outdoor pool to meet current demands

B

Civic Center

City government and civic space improvements

C

School Acquisitions

Repurposing former school sites for open space and community use

D

Parks/Public Works

Consolidated parks and public works operations facility

E

Bike/Ped Network

Bicycle and pedestrian connectivity improvements

RECURRING

F

Proactive Infrastructure

Annual street and public infrastructure maintenance

RECURRING

A Anderson Pool Replacement

Replacing the community's outdoor pool before permanent closure

Estimated Cost	Timeline	Priority
$12M – $17M	**2–3 Years**	**HIGH**

Project Background and Highlights

- Original 1979 foundation; 47 years old. Infrastructure nearing end of functional life despite 2008 facelift
- 2023 assessment: $1.1M+ in immediate repairs needed just for safe operations; excludes long-term costs
- Irreparable pipe damage, electrical failures, structurally deficient pool wall, 1970s plumbing incompatible with civil water system
- Estimated cost includes design, demo and construction of new municipal pool
- Design funded and scheduled for June 2026 to October 2027
- ~25,000 visitors/year; City's only public outdoor aquatics facility. Without replacement, **permanent closure in 2–4 years**



Sources/Notes: 2023 Pool Condition Assessment; Anderson Pool Replacement Public Engagement Report 2025; City Council Study Session Memo (Apr 7, 2025 – Item No. 3); Parks & Rec Pathway (adopted Oct 27, 2025); *Represents initial ROM estimates subject to change*

B Civic Center / City Hall

Relocating and consolidating City Hall and Police Department to the Lutheran Legacy Campus

Estimated Cost	Timeline	Priority
$106M – $138M	**4–5 Years**	**HIGH**

Project Background and Highlights

- **Facilities Master Plan / Anderson Hallas:**
  - Existing Civic Center 50+ yrs old; experiencing material space deficit
  - City services spread across multiple locations; existing building limits reconfiguration; outdated infrastructure; landlocked site cannot expand
  - 209 FTE across City Hall & PD; 40,174 SF programmed need vs. 88,420 SF existing (inefficient layout).
  - Courtyard option selected: historic preservation of 1921/1932 structures + new City Hall & PD addition; Construction target: begin Q4 2027, complete Q4 2030
- **Land Acquisition –**
  - **New project development:** Legacy Lutheran land transaction is evolving, and is anticipated to be acquired from E5X for $6M
  - Potential future opportunity to offset cost by repurposing existing Civic Center site

Component	SF	Est. Cost
Site Improvements + Land	216,500	$10–$18M
Historic Rehab	37,900	$24–$30M
City Hall & PD	50,500	$40–$50M
Parking Garage	50,000	$8–$10M
Soft Costs (20%)	—	$16–$22M
Contingency (10%)	—	$8–$10M
Total		**$106–$138M**

Sources/Notes: Facilities Master Plan; Anderson Hallas Presentation (Mar 9, 2026 Study Session); *Represents initial ROM estimates subject to change*

C School Property Acquisitions and Adaptive Reuse

Repurposing closed Jeffco elementary school sites for community benefit

Estimated Cost	Timeline	Priority
$8M – $14M	**1–3 Years**	**HIGH**

Key Findings

- Jeffco closed 2 Wheat Ridge elementary schools (2022): Kullerstrand, Wilmore-Davis — part of 16-school district consolidation
- Jeffco maintaining unsold properties at ~$150K/yr each; sale process creates urgency
- Strong community support indicated for immediate action to preserve Kullerstrand and Wilmore-Davis as open/park space
- Sites address lack of open space where critical neighborhood gaps exist
- Parks & Rec Pathway (2025) identifies "strategic acquisitions & partnerships" as a top priority; supports City acquisition of closed school sites
- Pathway prioritizes equitable geographic access to parks & recreation, aligning with school sites filling underserved areas
- RFI is currently active for redevelopment and/or reuse partner (responses due May 18, 2026)



Sources/Notes: Parks & Recreation Pathway (Oct 2025); City Plan (Sep 2025); 2J Bond Project List; *Represents initial ROM estimates subject to change*

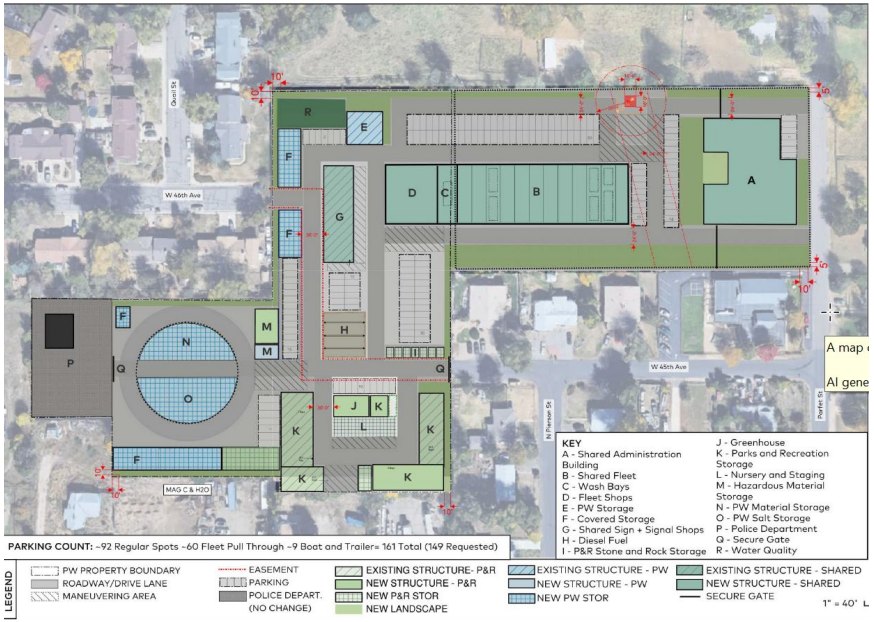
D Parks/Public Works Operations Facility

Modernizing aging facilities for Parks and Public Works operations

Estimated Cost	Timeline	Priority
$65M – $70M	**2–5 Years**	**HIGH**

Key Findings

- Facilities Master Plan (2023): Parks and Public Works facilities are cramped, outdated, burdened by deferred maintenance. City at occupational limits for staff and outdoor space needs.
- Public Works manages 133 mi. streets, 36 mi. storm sewers, full fleet. Current facility not purpose-built for modern operations.
- Parks maintains 21 city parks occupying more than 170 acres, 7 miles of trails and 300 acres of open space, forestry, community gardens, and nature programs.
- Reconfiguration and expansion of the existing Public Works Shops Site to accommodate a combined shops campus will allow for future growth and streamline operations.



Sources: Facilities Master Plan; Parks & Rec Pathway (Oct 2025); Invest in Wheat Ridge (WhatsUpWheatRidge.com); Neighborhood Gazette (Oct 2025); Public Works Dept. Overview (ci.wheatridge.co.us)

E Bike/Pedestrian Network

Building a connected, safe citywide network for cyclists and pedestrians

Estimated Annual Cost	Timeline	Priority
~$2M - $5M / yr	**Ongoing**	**HIGH** *(2J IN PROGRESS)*

Key Findings

- 2017 Bike/Ped Master Plan: network is sparse and discontinuous. Sidewalks end abruptly; bike routes only partially striped
- **86% of residents** support bike/ped network as a planning priority (City Plan)
- The $20 million dedicated subset of funding generated by 2J is a small fraction of the total cost of improvements needed. Gaps that remain are the hardest and most expensive to fill.
- City Plan Mobility Framework: Regional Corridors, Community Corridors, Neighborhood Bike Connectors with dedicated separated infrastructure
- Key corridor segments remain unfunded, including 29th Avenue
- Neighborhood segments require varying levels of investment (design vs. maintenance, ROW acquisition, etc.)



Sources/Notes: 2017 Bicycle & Pedestrian Master Plan; City Plan (adopted Sep 8, 2025, pp. 32–59); City Plan Mobility Framework; Let's Talk Resident Engagement Program; *Represents ROM estimates subject to change*

F Proactive Infrastructure Maintenance

Proactive street pavement management and citywide infrastructure upkeep

Estimated Annual Cost	Timeline	Priority
~$5M / yr	**Ongoing**	**HIGH**

Key Findings

- **95% resident support** — highest-rated priority in City Plan (pp. 32–59). “Catch up on deferred maintenance and keep pace”
- 2025 StreetLogix survey: citywide PCI of 66/100. ~$2M/yr recommended to maintain condition across 133 mi. of streets
- Deferred maintenance = exponential long-term cost increases. Proactive approach saves 4–6x over reactive repairs
- Let’s Talk + community surveys: well-maintained streets consistently top resident priority
- Excludes stormwater: stormwater fee will separately cover any stormwater related infrastructure / associated repairs via enterprise fund

Proactive Maintenance Breakdown

Item	$
Residential Street Annual Program	$2,000,000
Arterial Paving Annual Program	1,000,000
Traffic Signal Annual Program	500,000
Neighborhood Traffic Management	300,000
Residential Sidewalk Annual Program	250,000
Striping Annual Maintenance	200,000
ADA Improvements	100,000
Street Lights Annual Maintenance	50,000
Other	600,000
Total	**$5,000,000**

Sources/Notes: City Plan (Sep 2025, pp. 32–59); 2025 CIP Study Session (Jan 6, 2025); StreetLogix Pavement Survey (2025); 2J Bond Project List; Let’s Talk Resident Engagement Program; Invest in Wheat Ridge (WhatsUpWheatRidge.com); Public Works Dept. (133 miles/36 miles storm sewer); *Represents ROM estimates subject to change*

Other Capital Improvement Considerations

Comprehensive list exists of additional projects that require dedicated funding source to address

$ Other CIP Wish List Example Projects / Categories

- Extensive stormwater infrastructure needs are presumed to be funded by a new stormwater fee in 2027
- Recent planning processes have generated a CIP wish list far beyond the high priority projects and 2J project list. Medium priority projects, include:
  - 17 bike/ped projects: ~ $100M
  - 9 drainage projects: ~ $80M
  - 7 floodplain projects: ~ $50M
  - 8 corridor/transportation projects: ~ $175M
- Over 100 bike/ped segments from various planning efforts do not yet have cost estimates
- The wish list only grows!



High Priority Projects Summary

Priority capital projects with estimated timeline and budget

A Anderson Pool

Timeline: **2-3 years**

Est. Cost **$12M - $17M**

B Civic Center

Timeline: **4-5 years**

Est. Cost **$106M - $138M**

C School Acquisitions

Timeline: **1-3 years**

Est. Cost **$8M - $14M**

D Parks/Public Works Facility

Timeline: **2-5 years**

Est. Cost **$65M - $70M**

RECURRING

E Bike/Ped Network

Timeline: **Ongoing**

Est. Cost **~$2M - 5M / yr**

F Proactive Infrastructure Maintenance

Timeline: **Ongoing**

Est. Cost **~$5M / yr**

Key Conclusions

- Priority projects have been identified based on community feedback and in-depth planning processes
- Projects will require a consistent funding source significantly greater than General Fund revenues can support
- Beyond these 6 projects, additional projects on capital improvements "wish list" also require ongoing funding source

Estimated "High Priority Projects"

- One-time Funding: *$190M - $240M*
- *10Y Annual Recurring: $60M - $100M*
- **Total combined: *$255M - $340M***

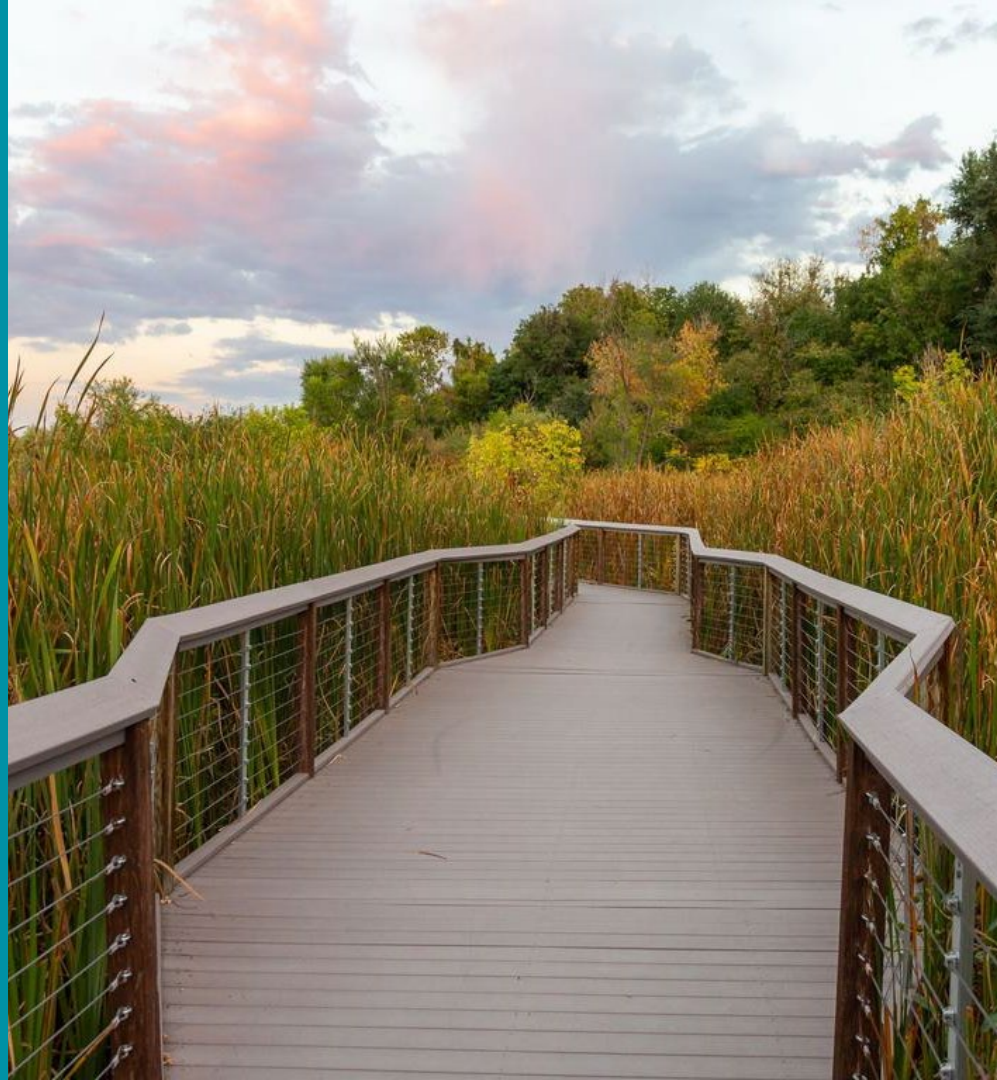
$275M = analysis base case

Note: *Estimates are ROM and subject to change, excludes escalation *$275M represents base case factoring in 2J bike/ped funding*

PROJECT PLANNING

Discussion & Decision Criteria

City Council Workshop – April 11, 2026



FEASIBILITY EXPLORATION

Funding Strategies for Capital Improvements

Alternate Funding Sources Analysis

City Council Workshop – April 11, 2026

Base Case: 10-Year Capital Funding Summary

Rough order of magnitude (ROM) estimates of capital funding needs and hypothetical sources

TOTAL USES

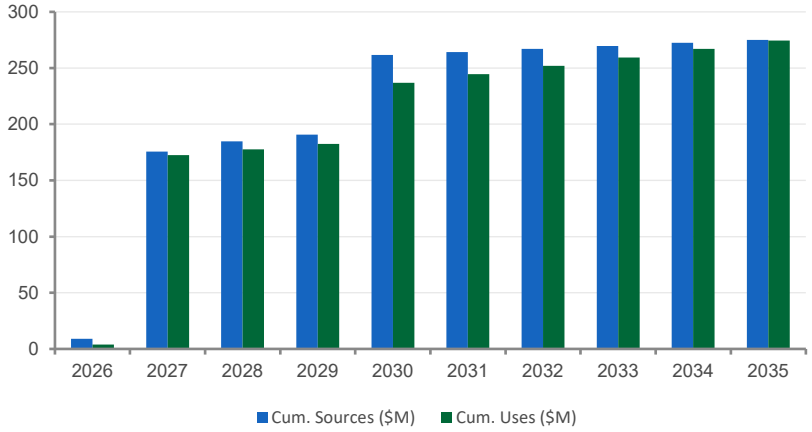
~$275M+ Estimated ROM 10-year capital need

A	Anderson Pool Replacement	**$12M - $17M**
B	Civic Center	**$106M - $138M**
C	School Site Acquisitions	**$8M - $14M**
D	Parks / Public Works Facility	**$65M - $70M**
E F	Bike/Ped + Proactive Infrastructure (over 10Y)	**~$60M - $100M***

REQUIRED SOURCES

~$275M+ Cumulative funding need through 2035

Existing / Identified	Building Use Tax (one-time)	**~$13M**	*Lutheran dev. + other projects*
	GF/CIP Balance + Cost Savings	**~$7M**	*Design, acq., lease avoidance*
New Funding	Project Funds from Debt (multiple offerings)**	**~$225M**	*Multiple issuances*
	Annual Cash Flow After Debt Service (total)	**~$30M**	*Cumulative total at 1.2x debt service coverage*



~$14M+ / yr New dedicated annual revenue source needed to support 10-yr CIP

*Bike/Ped & Proactive Infrastructure to target $10M/yr spend but adapt based on available funds

**ROM estimates for discussion purposes only, excludes escalation. Not a financing recommendation - consult Municipal Advisor / Bond Counsel before making decisions. Assumes multiple debt issuances: ~$155M (2027) / ~$70M (2030); 30-year term; 4.5% rate; DSCR of 1.2x; 1% annual revenue growth

SECTION OVERVIEW

Revenue Tools for Consideration

Revenue tools for discussion and consideration in context of 10-year CIP funding requirement

Primary funding sources

1 Use Tax + Existing Funds

One-time building use tax on expected high value development projects; other existing available funds

2 Sales Tax

Dedicated sales tax revenue for project funding

3 Property Tax Mill Levy

Incremental mill levy for capital improvements

Other supplemental sources

4 Cost Savings

Maintenance & operations savings from new facilities

5 Other Miscellaneous

Green incentive programs; Naming rights and philanthropic contributions; use-specific (i.e. police) funding sources

6 Stormwater Fee

Dedicated stormwater utility fee revenue

1 Use Tax + Existing Available Funds

Projected building use tax and existing funds available to fund early expenses related to large CIP projects

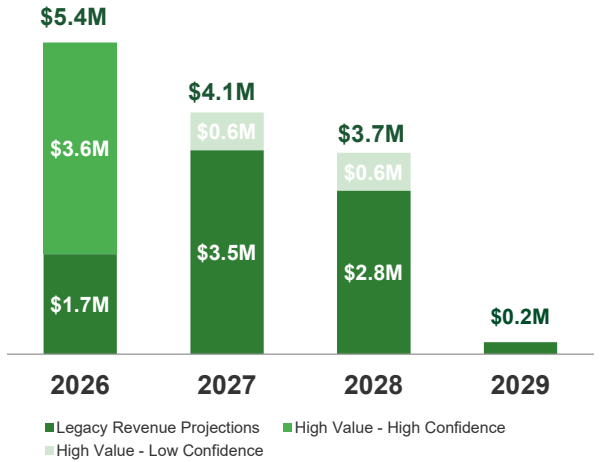
One-Time Building Use Tax: ~$13.2M (2026-2028)

- Highly variable and tied to one-time large project construction activity
- Lutheran Legacy Campus redevelopment will generate significant one-time building use tax revenue (~$8M+)
- Use tax historically volatile, not likely to be pledged to debt issuance, subject to change based on actual permit dates

Other Funds to Support Design & Acquisition: ~$5.8M

- Open space funds for School Acquisitions ($2M)
- Other General Fund / City financial capacity identified to support early project design efforts ($3.8M)

Projected One-Time Use Tax from New Construction:
~$13M *(est. 2026-2028)*



Sources: *Internal City projections; Legacy use tax timing based on Legacy Metro District Series 2025A bond offering development projections*

2 Sales Tax Considerations

Key Considerations

- City Plan identifies dedicated sales tax as a possible primary long-term CIP funding strategy
- Current taxable sales base: ~$1.1 billion annually
- Total sales tax rate: 8.0% (3% city + 0.5% 2J + state/RTD/county)
  - 2J half-cent sales & use tax generates ~$75M for infrastructure through 2043
- New sales tax requires voter approval under TABOR
  - 2J success built on transparent project lists shaped by community input
- Wheat Ridge has a large share of daily visitors
  - 18,000 people commute to work daily
  - Average daily vehicle trips = 100k+ (3-4x city population)

Key: For every $1.00 a WR household pays in new sales tax, non-residents contribute an estimated additional $1.50 - $1.90

Estimated household cost

New rate	New total	Est add'l annual cost	Add'l monthly cost	Est. City Annual Revenue (2027)
0.50%	8.5%	$125	~$10	$5.4M
0.75%	8.75%	$188	~$16	$8.1M
1.00%	9.0%	$250	~$21	$10.9M
1.25%	**9.25%**	**$313**	**~$26**	**$13.6M**
1.50%	**9.5%**	**$375**	**~$31**	**$16.3M**
1.75%	9.75%	$438	~$36	$19.1M

Est. taxable spending/household: ~$25,000/yr

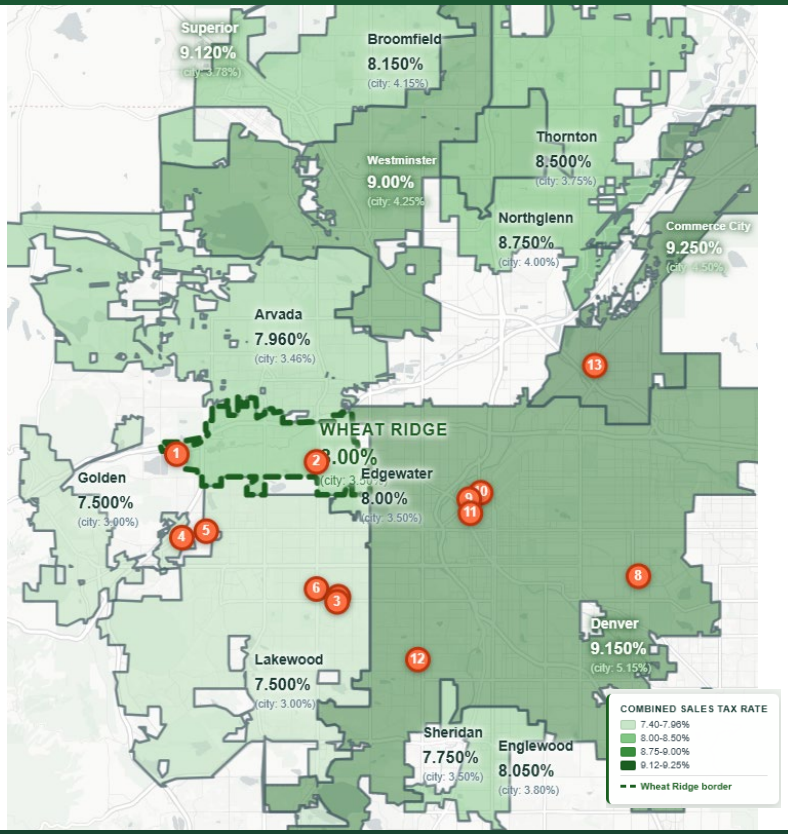
Based on BLS Consumer Expenditure Survey, Denver metro (2023-24), adjusted for WR median income (~$93K)

Estimated non-resident share of sales tax: ~60-65%

Visitors, commuters, and businesses are estimated to generate the majority of Wheat Ridge taxable sales;

Sources: BLS Consumer Expenditure Survey, Denver-Aurora-Lakewood MSA (2023-24) | Claritas 2025 (via Legacy Community Authority Series 2025A OS) | City of Wheat Ridge Series 2024 Revenue Bonds OS (taxable sales base, sales tax generators) | U.S. Census ACS 2023 (household count) | City bond sizing model. Taxable spending estimate reflects Denver metro expenditure patterns adjusted for Wheat Ridge median household income. Actual household costs vary with individual spending. Estimated non-resident share of sales tax calculated based on total taxable sales less annual household average across 15,000 households

2 Sales Tax Regional Comparison



Regional sales tax varies by jurisdiction

- Overall, Wheat Ridge current sales tax is in the middle of the range for surrounding cities
- Presence of PIFs in new developments implies consumer tolerance for additional fees in amenitized spaces
- PIFs can add 0.5% to 1.5% to overall cost to consumer, as a fee before sales tax is charged

City	Total
Lakewood	7.50%
Golden	7.50%
Sheridan	7.75%
Arvada	7.96%
Wheat Ridge	8.00%
Edgewater	8.00%
Englewood	8.05%
Broomfield	8.15%
Thornton	8.50%
Northglenn	8.75%
Westminster	9.00%
Louisville	9.12%
Superior	9.12%
Denver	9.15%
Lafayette	9.21%
Commerce City	9.25%
Erie	7.40-9.21%

PUBLIC IMPROVEMENT FEE (PIF) LOCATIONS

Private developer fees on top of sales tax. Click pin for details.

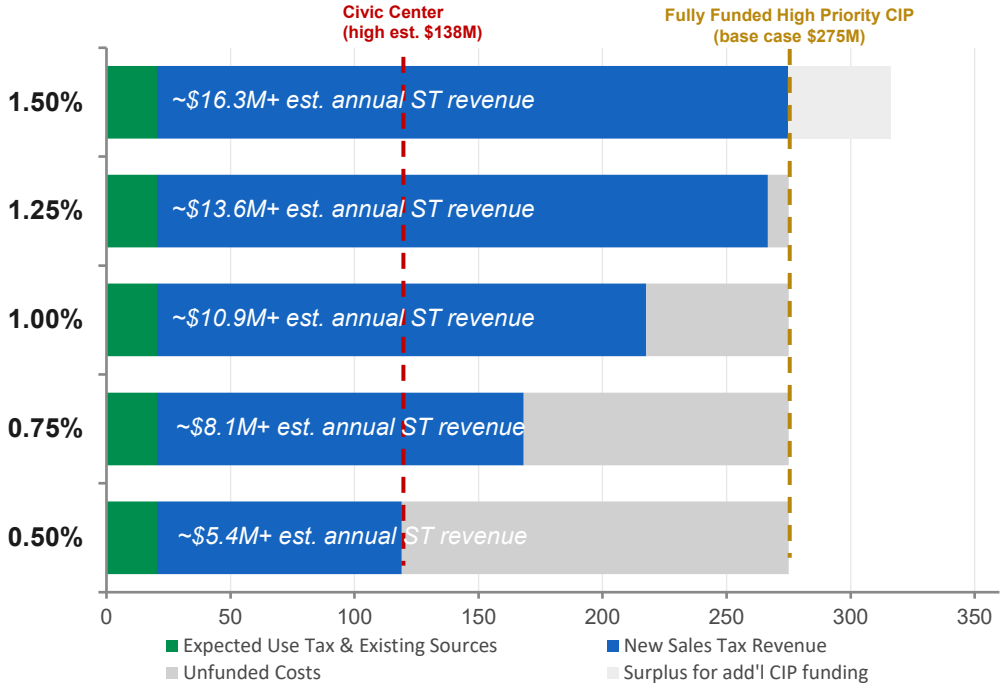
	Location	PIF	Eff. Total
1	Clear Creek Crossing	--	--
2	The Corners	1.00%	~9.00%
3	Belmar	1.00%	~9.00%
4	Colorado Mills	1.40%	~8.90%
5	Denver West Area	1.40%	~8.90%
6	Creekside	1.50%	~9.00%
7	Lamar Station	1.00%	~8.50%
8	Blvd at Lowry	1.00%	~10.15%
9	Union Station	Varies	>9.15%
10	McGregor Square	Varies	>9.15%
11	Larimer Square	Varies	>9.15%
12	River Point	1.00%	~8.75%
13	Commerce City Plaza	0.50%	~9.75%

Select example PIFs – not comprehensive

Sales Tax Rate Scenarios and Scope Impacts

Total funded vs. unfunded costs at each new sales tax rate (all sources combined)

Total 10-Year Program Funding by Sales Tax Rate ($M)



What each rate supports (hypothetical example)

1.50% — **~$275M funded / ~$40M "surplus"**

Full CIP program funded; approach full annual $10M target for bike/ped network and proactive infrastructure and/or other CIP

1.25% — **~$265M funded / ~$10M unfunded**

All CIP projects funded; Bike/Ped and Proactive Infrastructure funded at varying levels depending on annual cash flow surplus

1.00% — **~$220M funded / ~$55M unfunded**

Civic Center + Pool + School Sites; Parks/PW partially funded; no Bike/Ped or Proactive Infrastructure funding

0.75% — **~$170M funded / ~$105M unfunded**

Civic Center, Anderson Pool, School Acquisitions, Phase 1 of Parks / PW facility; No Bike/Ped or Proactive Infrastructure

0.50% — **~$120M funded / ~$155M unfunded**

Civic Center at low estimate only; other projects remain unfunded

Note – Estimated funding based on NPV at 4.5% discount rate and small financing haircut; debt structures and availability subject to change based on market conditions; Assumes sales tax escalates at 1% annually; Numbers are rounded for discussion purposes. Not a financing recommendation, analysis for discussion purposes only. Consult with Municipal Advisor and Bond Counsel prior to making any decisions

Factors impacting revenue

Forces compressing the General Fund's capacity to support capital investment

Revenue Upside Considerations

- School acquisition: private sector partner cost sharing (RFI issued March 2026)
- New use tax from other new developments
- Sale or future development of existing Civic Center site
- Opportunities to collaborate on infrastructure with future Metro District / TIF projects
- Sales tax growth exceeding 1% assumption
- Interest earnings on bond proceeds
- Energy/maintenance savings on new facilities

Downside Pressures

- Cost escalation above 4% assumption
- Pullback in retail spending / sales tax decline; retail spending optimization behavior
- Higher cost of multiple bond issuances
- Construction supply chain disruptions delaying development and impacting pricing
- Interest rate environment at issuance
- Delayed TABOR ballot initiative
- Unforeseen environmental/site conditions
- **Competition from other Taxing Authorities (e.g. Fire Districts)**

3 Mill Levy Considerations

Key Considerations

- **Wheat Ridge mill levy has not increased for as long as publicly available records show**
- 2025 JeffCo certified assessed value for Wheat Ridge: ~$900M (~$840M excl. TIF)
- Provides a stable, predictable revenue stream less susceptible to economic cycles than sales tax
- Requires voter approval
- Gallagher Amendment repeal (2020) and SB 233/Prop HH/HB24B-1001 dynamics continue to affect overall property value assessment rates
- GO bonds backed by mill levy typically achieve lower borrowing costs than revenue bonds

Key: Each 1.0 mill on $600K median home = ~$38/yr. Current WR city levy: 1.830 mills. Wheat Ridge has the 2nd lowest city mill levy among comparable Jeffco cities.

Estimated household cost ($600k home value)

New mills added	Est add'l annual cost	Add'l monthly cost	Est. City Annual Revenue (2027)
5.000	$188	~$16	$4.2M
7.500	$281	~$23	$6.2M
10.000	$375	~$31	$8.4M
12.500	$469	~$39	$10.5M
15.000	**$563**	**~$47**	**$12.6M**
17.500	**$656**	**~$55**	**$14.7M**
20.000	$750	~$63	$16.8M

Wheat Ridge AV is comprised of ~75% commercial property

*$684M of commercial AV vs. $900M total AV**

Commercial: $270/yr per mill increase
($1M commercial property value)

Sources: JeffCo Assessor 2025 Certification of Value; Redfin/Zillow WR median SFH (Jan 2026, ~$600K); SB24-233 / HB24B-1001 assessment rates (7.05% school / 6.25% local govt). Revenue per mill = certified AV x local govt rate / 1000. *Calculation: Jefferson County Commercial Values 2025 Reappraisal Raw Data (Wheat Ridge Only) → Total actual commercial value $2.5bn * 27% assessment rate = $684M

3 Mill Levy Considerations

The City-Controlled Gap

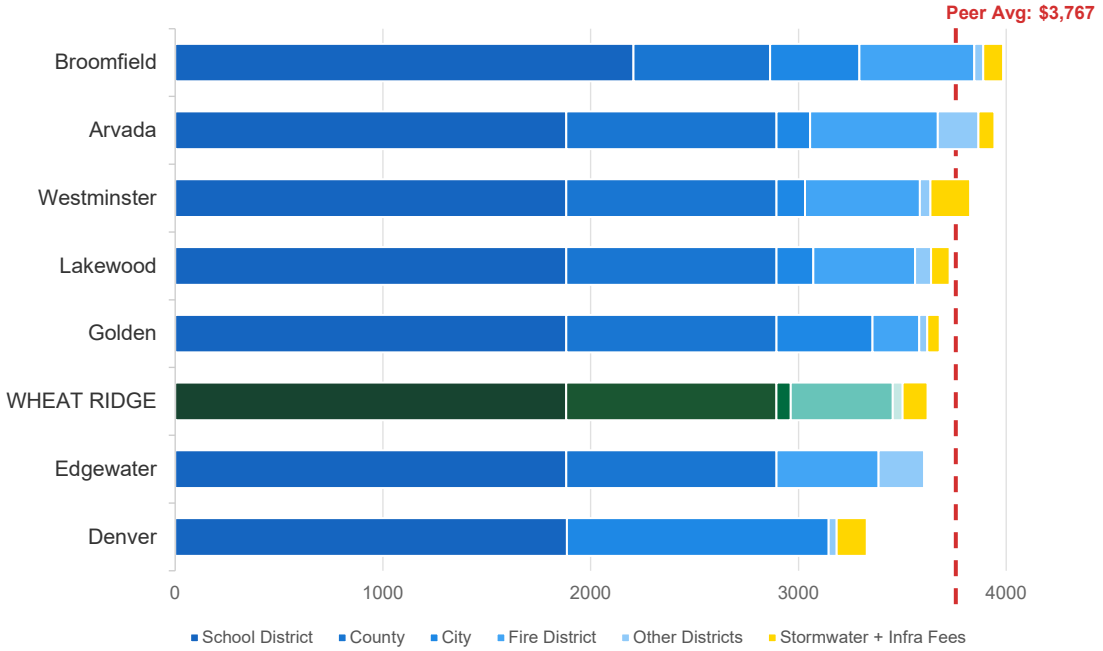
60%

below peers in **city-controlled** taxes and fees

- WR city tax + est. stormwater: $189/yr
- Peer city tax + fees average: $470/yr
- Total aggregate burden is competitive: WR $3,622 vs. peer avg $3,727
- City mill levy of 1.830 unchanged 10+ years with no record of a prior increase
- Low city revenue posture explains deferred capital investment and catch-up now required
- **Important caveats:**
  - Golden fire is city-levied (6.000 mills, voter-approved Nov 2023), not a separate district
  - Denver is combined city/county (no separate county levy); fire included
  - Broomfield is combined city/county; Adams 12 school (52.2 vs R-1 44.5)
  - WR stormwater est. $10/mo subject to implementation plan

Annual Combined Taxes + Fees by City for a Residential Property

(incl. County + Schools + Fire + Special Districts + Utility Fees)



Sources: JeffCo cities from JeffCo Assessor 2025 Tax Authorities. Denver from Denver Assessor Abstract 2024. Broomfield from Broomfield Assessor Mill Levies 12/31/2025. Fees from municipal fee schedules. WR stormwater est. $10/mo per RESPEC (Apr 2025). Tax = $600K x 7.05% school / 6.25% local govt (SB24-233 / HB24B-1001). Fu

3 Mill Levy Fee Detail Table – Illustrative Residential Cost

Estimated annual cost on $600,000 residential property | Assessment rates: 7.05% school, 6.25% local govt (SB24-233 / HB24B-1001)

City	School Mills	County Mills	City Mills	Fire Mills	Other Mills	Total Mills	School Tax	Non-School Tax	Prop Tax Total	Storm/Infra Fees	Grand Total
Broomfield **	52.155	17.511	11.457	14.737	1.140	**97.000**	$2,206	$1,682	**$3,888**	$96	**$3,984**
Arvada	44.488	26.978	4.310	16.411	5.213	**97.400**	$1,882	$1,984	**$3,866**	$78	**$3,944**
Westminster	44.488	26.978	3.650	14.737	1.347	**91.200**	$1,882	$1,752	**$3,634**	$192	**$3,826**
Lakewood	44.488	26.978	4.711	13.102	2.021	**91.300**	$1,882	$1,755	**$3,637**	$90	**$3,727**
Golden ***	44.488	26.978	12.340	6.000	1.000	**90.806**	$1,882	$1,737	**$3,619**	$60	**$3,679**
WHEAT RIDGE	**44.488**	**26.978**	**1.830**	**13.102**	**1.293**	**87.691**	**$1,882**	**$1,620**	**$3,502**	**$120**	**$3,622**
Edgewater	44.488	26.978	0.000	13.102	5.832	**90.400**	$1,882	$1,722	**$3,604**	--	**$3,604**
Denver *	44.592	--	33.610	--	1.000	**79.202**	$1,886	$1,298	**$3,184**	$144	**$3,328**
Peer Average			**10.011**			**91.044**			**$3,633**	**$94**	**$3,727**

* Denver is a combined city/county. City mill of 33.610 covers all municipal + county govt operations including fire. County and Fire shown as "--".

** Broomfield is a combined city/county (28.968 mills, unchanged since 2001). Uses Adams 12 school district (52.155 mills) rather than JeffCo R-1 (44.488).

*** Golden fire (6.000 mills) is a separate city-levied fund (voter-approved Nov 2023), not a separate fire district. Shown in the Fire column for comparability.

Other Mills = special districts (Urban Drainage, Sanitation, Water, etc.). Fees are not property taxes; billed as flat monthly charges. "--" = no adopted fee or not applicable.

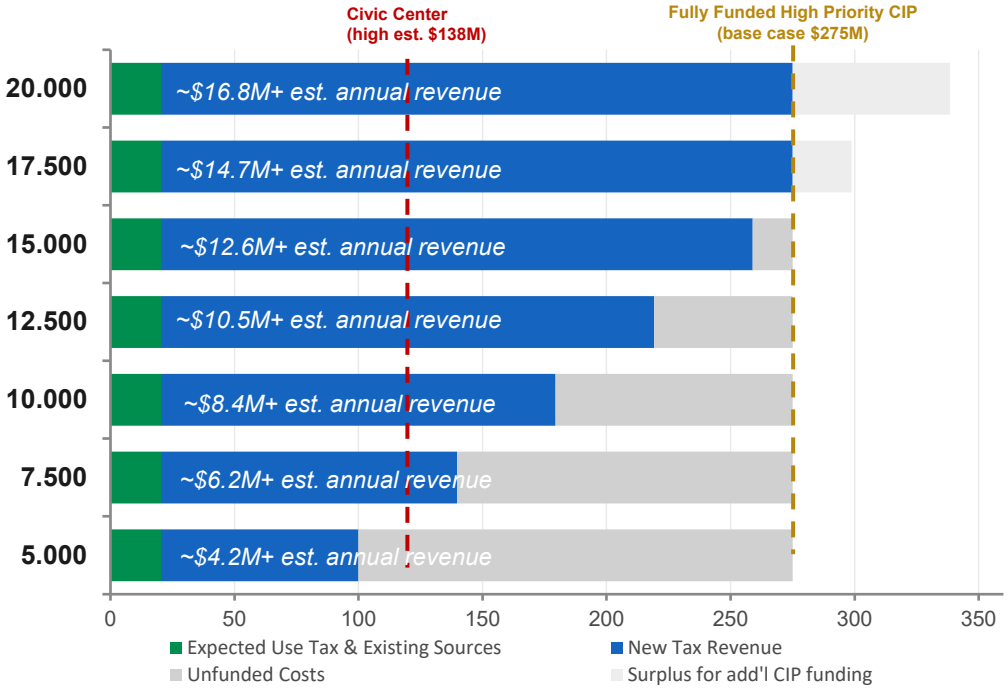
WR stormwater est. $10/mo subject to implementation plan. Westminster = storm $10/mo + road improvement $6/mo. Peer average = simple average of 7 peers, excl. WR.

Sources: JeffCo cities from JeffCo Assessor 2025 cert. Denver from Denver Assessor Abstract 2024. Broomfield from Broomfield Assessor 12/31/2025. Peer average = simple average of 8 peers, excl. WR.

Mill Levy Rate Scenarios and Scope Impacts

Total funded vs. unfunded costs at each new mill levy rate (all sources combined)

Total 10-Year Program Funding by Mill Levy Rate ($M)



What each rate supports (hypothetical example)

20.000 — **~$275M funded / ~$60M "surplus"**

Full CIP program funded; approach full annual $10M target for bike/ped network and proactive infrastructure and/or other CIP

17.500 — **~$275M funded / ~$25M "surplus"**

All CIP projects funded; Bike/Ped and Proactive Infrastructure funded at varying levels depending on annual cash flow surplus

15.000 — **~$260M funded / $15M unfunded**

All CIP projects funded; Bike/Ped and Proactive Infrastructure funded at varying levels depending on annual cash flow surplus

10.000 — **~$180M funded / $95M unfunded**

Civic Center, Anderson Pool, School Acquisitions, Phase 1 of Parks / PW facility; No Bike/Ped or Proactive Infrastructure

7.500 — **~$140M funded / $135M unfunded**

Civic Center and Anderson Pool at low end of range funded; other projects remain unfunded

Note – Estimated funding based on NPV at 4.5% discount rate and small financing haircut; debt structures and availability subject to change based on market conditions; Project costs are $ROM and excludes escalation. Assumes property tax escalates at 2% bi-annually; For discussion purposes only. Not a financing recommendation. Consult with Municipal Advisor and Bond Counsel prior to making any decisions

4 Cost Savings

Estimated maintenance, energy, and operational savings from new facilities

Potential Cost Savings over Time

Energy Efficiency
Modern systems replace 1970s infrastructure; solar/geothermal options under evaluation

Fuel System
Eliminates underground tank liability; fuel card switch is not a net cost saver

Lease Consolidation
Vacates 8,065 GSF at PNSB North Building; savings redirectable to capital costs

Police Facilities
On-site range/training may reduce off-site rental costs; further input from police needed

Avoided Deferred Maintenance

Civic Center *Internal City estimate*	$2.0M
Parks & PW Operations *Per FMP*	$3.7M
Total Deferred Maintenance	**$5.7M**
PNSB Lease Savings *Starting ~2030*	**~$200K/yr** **Or $1.2M through 2036**

Sources: Facilities Master Plan (FMP); Wheat Ridge internal estimates; Excludes escalation

5 Other Supplemental Funding Sources

Exploratory opportunities to reduce voter-approved funding needs; not primary revenue sources

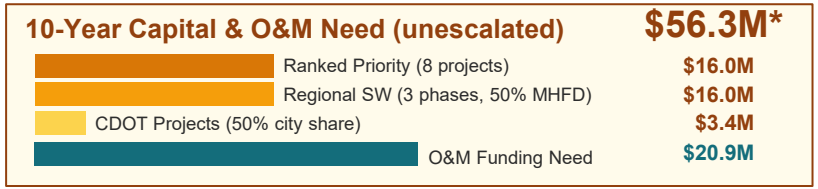
Historic Preservation	CO State Historical Fund / National Trust | Federal Historic Tax Credits (20%) | Preservation-focused philanthropy	**Civic Center (LLC)**
Police Facility Funding	Congressional Community Project Funding | FEMA/DHS Preparedness Grants | CPW Shooting Range Grants | CO Div. of Criminal Justice | Police Foundations	**Police HQ / Training**
Green & Sustainability	IRA clean energy tax credits (30% solar/geo) | Xcel Energy rebates / CO C-PACE | EPA green infrastructure funding	**Civic Ctr, Parks/PW, Infra**
Transportation & Infrastructure	State & Federal Grant Opportunities, DRCOG & DOLA grants | CDOT multimodal grants | MHFD partnership / cost sharing	**Bike/Ped, Stormwater, Infra**
Naming Rights & Philanthropy	Naming rights for community rooms, plaza areas | Community foundation support | Corporate / philanthropic partnerships	**Civic Ctr, Pool, Parks/PW**

Notes/Considerations: Competitive grants require early prep + matching funds. Historic Tax Credits limited for Civic Center use to small portion of construction. These sources are supplementary, not primary.

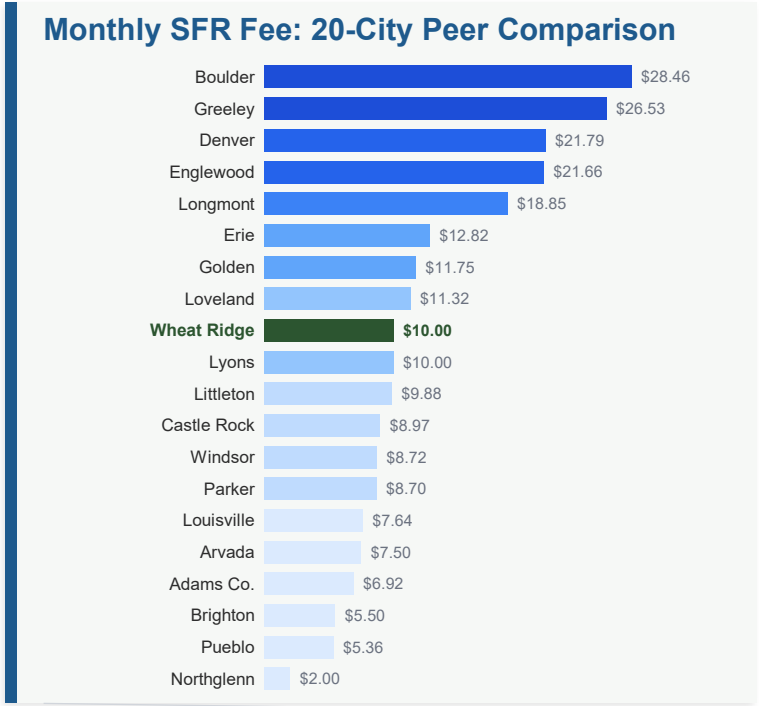
6 Stormwater Utility Fee

Stormwater Fee

- May 2025: City adopted first Stormwater Master Plan since 1979 to address aging infrastructure
- Raftelis completed a utility feasibility study and rate analysis; presented to Council Oct 2025
  - Proposed fee creates a dedicated enterprise fund, replacing reactive General Fund spending; aligns with most Front Range peer cities
  - Stormwater fee proposal expected to be sufficient to fund 10-year program needs
  - Enterprise fund will allow for stormwater-specific debt issuances to fund projects
- **Implementation targeting late 2026/early 2027; Update to be provided later than June study session**



Based on Raftelis Feasibility Study - Council Study Session (Oct 13, 2025); subject to further refinement



WR at $10/mo: Upper-middle range of 20 Front Range peers. Source: *Raftelis Feasibility Study - Council Study Session (Oct 13, 2025)*

Funding Considerations Grid

Funding sources vary in order of magnitude, revenue consistency, and implementation considerations
Sales and Property Tax provide the most significant / flexible source of potential funding, but require TABOR approval

Revenue Source	Annual Revenue Consistency	Annual Revenue Order of Magnitude	External vs. Internal (Resident) Funded	TABOR Election	CIP Funding Constraints	Accessibility Timeframe
1 Use Tax	Variable	Med	Both	✓	None*	Variable
2 Sales Tax	Stable	High	Resident & External	✓	None*	Ballot-dependent
3 Property Tax Mill Levy	Stable	High	Property Owners	✓	None*	Ballot-dependent
4 Cost Savings	Stable	Low	N/A	✗	None	Post-project
5 Other *(Grants, Tax Credits, Misc.)*	Variable	Low	External	✗	TBD	Variable
6 Stormwater Fee	Stable	Med	Property Owners	✗	Stormwater Only	Near-term

**May be subject to TABOR funding / ballot language constraints*

Future Discussion: Financing Tools

Multiple debt and financing mechanisms are possible for consideration

1 Revenue Bonds

Secured by dedicated revenue streams such as sales tax or use tax; no General Fund obligation required; Subject to TABOR

2 GO Bonds

General Obligation bonds backed by full faith and credit of the city; voter-approved debt instrument; Subject to TABOR

3 COPs

Certificates of Participation; lease-purchase financing mechanism; does not require TABOR debt authorization

4 Loan Programs

Low-interest loan programs available through state agencies for municipal infrastructure projects

TABOR Debt Authorization is an important consideration for municipal debt issuance

Ballot Measure Considerations

A data-driven, community-centered approach to evaluating a potential ballot measure

Proposed Strategy

Scientific Polling
Statistically valid polling to assess voter awareness, priorities, and support for funding scenarios and ballot language

Community Engagement
Open houses, town halls, online surveys, business outreach, and neighborhood meetings with emphasis on inclusive participation

Transparent Communication
Factual, neutral educational materials on City revenues, expenditures, and the potential impact of a ballot measure

Proposed Timeline

1. **April – May**
   Finalize polling questions and community engagement plan
2. **May – June**
   Conduct polling; launch outreach and engagement activities
3. **July**
   Present findings to City Council and request direction on ballot language
4. **August**
   Council action on possible ballot referral (statutory deadline)

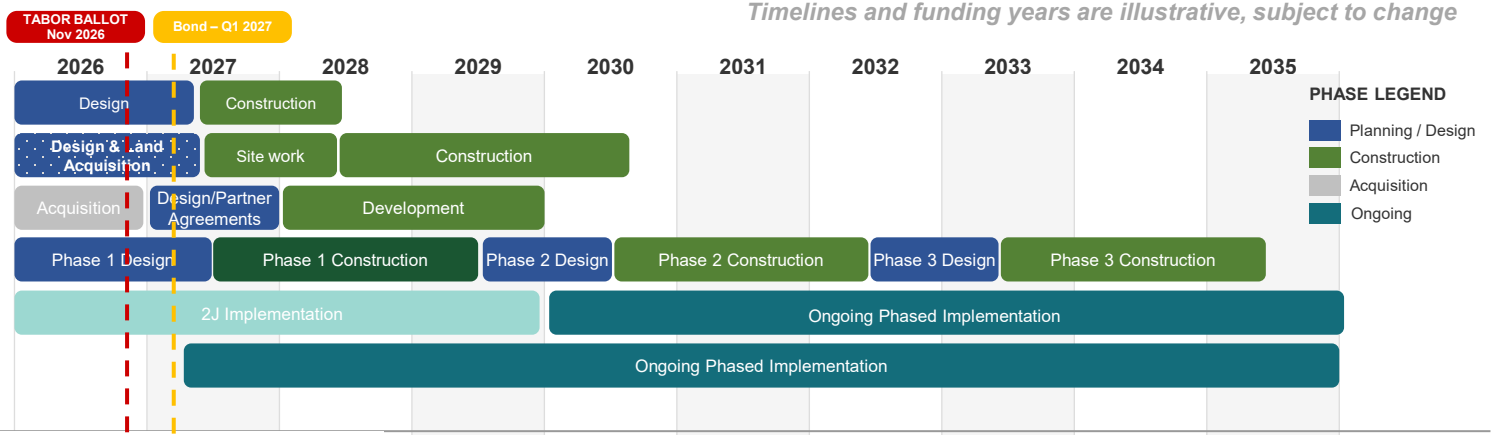
Important: Once Council approves ballot language, the City must assume a strictly neutral role per state law. Public resources cannot be used to advocate for or against the measure. Any campaign activity must be led by an independent citizen committee.

Source: Wheat Ridge City Council Study Session, April 6, 2026

Capital Improvement Program Illustrative 10-Year Project Timeline & Financing Need

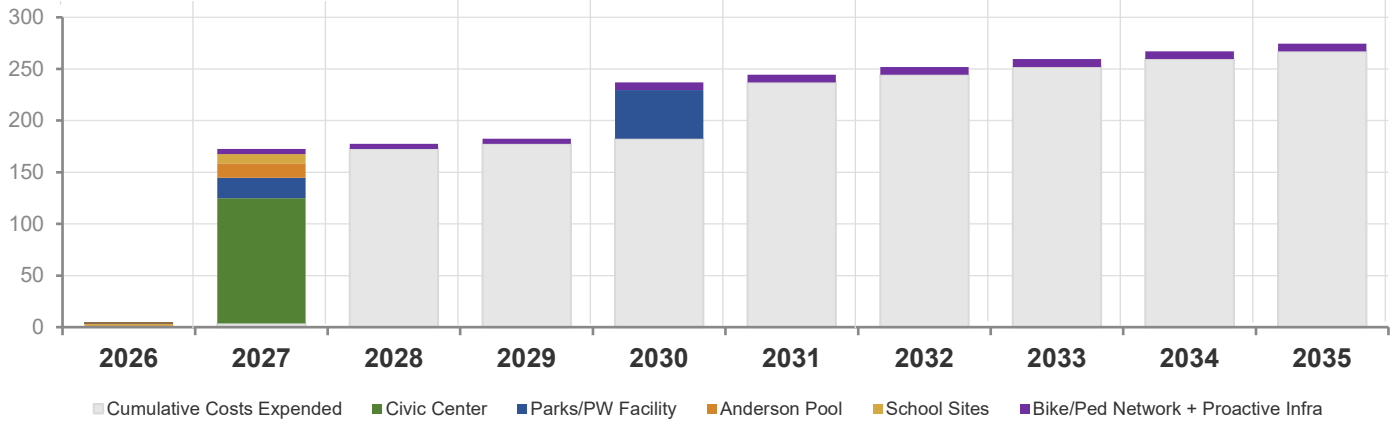
Timelines and funding years are illustrative, subject to change

PROJECT TIMELINES



CUMULATIVE FUNDING NEED ($M, based on funding year)

New spend by project funding year
Gray = prior year commitments



TOTAL ESTIMATED
$255M - $340M
$275M assumed base case

KEY ASSUMPTIONS
TABOR ballot req'd Nov 2026
Bond issuance: early 2027
Pre-ballot: design & planning only
Post-ballot: construction funded
Excludes cost escalation
Base case assumes midpoint of costs for one-time major construction projects and adapted funding for Bike/ped + Proactive Infrastructure

Workshop Synthesis & Commitments

Top Priorities and Goals

City Council Workshop – April 11, 2026

Desired Outcomes

What we will leave with: Decisions and deliverables

1 Top Projects Mandate

A formal consensus on the most critical projects to be advanced for funding.

1. ***Anderson Pool***
2. ***School Acquisitions***
3. ***Parks/Public Works Facility***
4. ***Civic Center***
5. ***Bike/Ped Network***
6. ***Proactive Infrastructure Maintenance***

2 Revenue Sources "Shortlist"

Explore potential revenue sources; narrow to 2-3 preferred funding mechanisms.

Examples: "Pursue a 2026 ballot measure for a sales tax and/or property tax mill levy"

3 Near-Term "Next Steps" Direction

Clear action steps for City Staff

Example: target funding timelines, defined "Go-No-Go" dates for ballot initiatives, polling, community engagement, etc.

4 10-Year CIP Financial Plan

Clear comprehensive plan to illustrate and clearly communicate consensus around:

1. ***What*** *improvements*
2. ***Who*** *it serves*
3. ***How*** *it will be funded*
4. ***When*** *it will occur*

Decision Criteria + Direction Needed from Council

Staff requests Council guidance on the following to advance the Capital Improvement Program

KEY GATE: TABOR ballot required for new tax and potentially debt issuance to support capital improvements plan

1 — Confirm the Near-Term Project Priority List — TODAY
Establish a clear set of capital priorities to guide near-term major CIP investment decisions

2 — Agree on Dedicated CIP Funding Source Preference — TODAY
Direct staff to explore detailed ballot scenarios around Council and voters preferred revenue tool(s) and tolerable tax rate increase ranges.

3.1 — Affirm Ballot Measure Timeline and Community Engagement Priority — TODAY
Confirm ballot target timeline (e.g. Nov 2026). Direct staff to develop a voter-supported strategy through polling and community engagement.

3.2 — Prepare for a Potential Ballot Measure — Now- Aug 2026
Develop ballot language around attainable CIP scope within community's tax rate tolerance; explore funding and financing/debt scenarios.

3.3 — Authorize Pre-Ballot Design and Acquisition Spending — Q2-Q3 2026
Continue design and planning for high-priority projects to ensure timely implementation if funding is secured.

4 — Develop Comprehensive 10-Year Capital Improvement Plan — Q2-Q3 2026
Prepare a comprehensive CIP plan that aligns project timing, funding scenarios, and long-term operating impacts.

Appendix

Additional background slides

City Council Workshop – April 11, 2026

Piper Sandler Slides

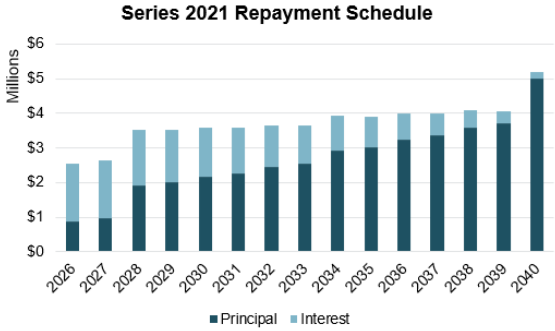
March 2 Council Briefing

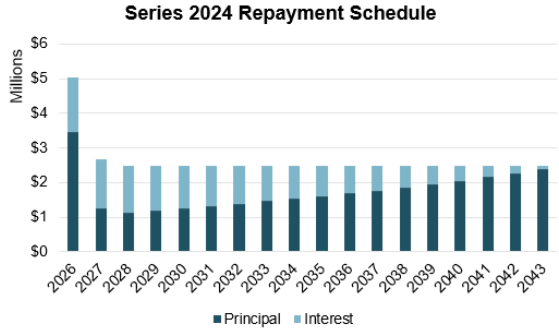
The City's Outstanding Debt

- Wheat Ridge currently has two outstanding debt issuance, one City issuance and one URA issuance.

Outstanding Issuances

Issuance	Amount Outstanding	Final Maturity
Tax Increment Revenue Bonds, Series 2021	$40,020,000	12/1/2040
Sales & Use Tax Revenue Bonds, Series 2024	$31,730,000	12/1/2043





Piper Sandler Slides

March 2 Council Briefing

Financing Options Available to the City

- Colorado municipalities have several financing options available to fund large capital projects:
  - **Certificates of Participation (COPs)** – does not require a bond election; subject to annual appropriation; can be repaid from any legally available revenues.
  - **Sales & Use Tax Revenue Bonds** – requires a bond election; the City still has $40,155,000 of bond authorization from its 2023 election (measure 2J).
  - **General Obligation (GO) Bonds** – requires a bond election; uncommon choice as property tax increases are not popular among voters.
- How will the bonds or COPs be repaid?
  - Sales & Use Tax Revenue Bonds and GO Bonds are repaid directly from a tax stream.
  - COPs provide **flexibility** regarding which revenues the issuer would like to use for repayment. Options include:
    - Use an existing revenue stream (sales tax, property tax, etc.) for repayment.
    - Elect a new revenue stream (but not debt) such as a new or extension of a sales tax or property tax – this is an increasingly popular choice.

Piper Sandler Slides

March 2 Council Briefing

Financing Options Available to the City (cont.)

Debt Instrument Comparison

Feature	COPs	Sales Tax Revenue Bonds	GO Bonds
Does Not Require a Bond Election	✓		
Payable from Any Legal Revenues	✓		
Does Not Require Collateral		✓	✓
Lowest Borrowing Cost			✓
Subject to Annual Appropriation	✓		

Larimer County – $110,000,000 Certificates of Participation, Series 2025A&B

- Passed a 0.15% sales and use tax for its fairgrounds in 1999 that was extended in 2017.
- Piper Sandler helped the County underwrite COPs for fairgrounds improvements which will be repaid from this sales and use tax revenue stream.
- The COPs will mature in 2039, aligning with the sunset of the tax.

Fort Morgan – (Anticipated) ~$32,000,000 Certificates of Participation, Series 2026

- The City passed a 1.25% sales and use tax to fund the construction and operation of a new indoor aquatic facility.
- Tax revenues will be used to repay COPs over 30 years. After the COPs mature, the sales and use tax will step down to a rate of 1.00% to continue funding operations.

Piper Sandler Slides

March 2 Council Briefing

Key Financing Considerations

- The interest rate earned on the City's debt is derived from:
  - **Market conditions** when the bonds or COPs are priced.
  - The **credit rating** of the bonds or COPs.
    - The City's Sales & Use Tax Revenue Bonds, Series 2024 earned a strong **AA- rating** from S&P due to Wheat Ridge's favorable economics, demographics and financial responsibility.
  - **Credit enhancement** will be considered if economically beneficial for the City.

Moody's	S&P	Fitch	
Aaa	AAA	AAA	Prime
Aa1	AA+	AA+	High grade
Aa2	AA	AA	
Aa3	AA-	AA-	
A1	A+	A+	Upper medium grade
A2	A	A	
A3	A-	A-	
Baa1	BBB+	BBB+	Lower medium grade
Baa2	BBB	BBB	
Baa3	BBB-	BBB-	
Ba1	BB+	BB+	Non-investment grade speculative
Ba2	BB	BB	
Ba3	BB-	BB-	
B1	B+	B+	Highly speculative
B2	B	B	
B3	B-	B-	
Caa1	CCC+	CCC	Substantial risk
Caa2	CCC		Extremely speculative
Caa3	CCC-		Default imminent with little prospect for recovery
Ca	CC	CC	
	C	C	
C	D	D	In default
/			
/			

Community Engagement Approach

Inclusive outreach to ensure broad participation and diverse input

Recommended Engagement Methods

Public Meetings
Open houses, town halls, and participation at existing community events

Digital Outreach
Online surveys, Resident Survey, What's Up Wheat Ridge, and virtual engagement options

Stakeholder Outreach
Targeted engagement with business owners, neighborhood associations, and civic organizations

Inclusive Participation
Emphasis on reaching underrepresented populations through in-person and virtual options

Precedent: DIRT Task Force

2007 DIRT Task Force
Council created the Drainage, Infrastructure, Roads & Trails Task Force with 10 residents, council members, and community representatives

Reviewed $143M+ in unfunded infrastructure across 7 categories including parks, roadways, drainage, and facilities

2016 Revisit
New 8-member task force reprioritized projects. Council directed a 0.50% temporary sales tax ballot measure for November 2016

Prioritization Criteria
Projects ranked on public infrastructure, community safety, aesthetics, accessibility, economic growth, and neighborhood impact

All engagement will be informational and feedback-oriented, consistent with legal requirements for ballot measures

Legal Requirements & Next Steps

Key legal considerations and requested Council direction

State Law Requirements

City Neutrality
Once Council approves ballot language, public resources (funds, staff time, facilities) cannot advocate for or against the measure

Factual Information Only
The City's role is limited to providing factual, educational information to the community about the measure

Independent Citizen Committee
Any campaign activity must be led by a separate citizen committee responsible for fundraising and outreach

Requested Council Direction

Staff Recommendation
Authorize scientific polling and a complementary community engagement process to evaluate a potential ballot measure for capital infrastructure

Key Principles
- Data-driven decision-making
- Inclusive community input
- Transparent process throughout
- Flexible approach that adapts based on findings

Statutory Deadline
Ballot referral to the November election must occur by August

Goal: Support informed Council decision-making while ensuring the community has meaningful input

Upcoming: 2026 Resident Survey

In the 2026 Resident Survey, residents were provided with the following information and questions related to Capital Improvements Planning; ***responses close on April 27***

The City of Wheat Ridge has several identified infrastructure needs related to maintaining existing service levels for a growing population, improving community services, and addressing deferred maintenance and aging buildings. These needs include facility-related projects (estimated at $218 million), Anderson Pool (estimated at $15 million), and additional future investments to support mobility, accessibility, and recreational infrastructure.

At present, the City does not have a dedicated funding source for capital projects. As a result, funding for these needs must be considered alongside other ongoing priorities, such as public safety services, emergency infrastructure repairs, and the delivery of daily services. This can make it challenging to fund capital projects within existing resources.

22. Which types of capital projects should be the highest priorities for long-term funding? (Select up to three)

☐ Stormwater & drainage infrastructure
☐ City facilities (e.g., City Hall, Public Safety, Public Works)
☐ Anderson Pool
☐ Recreational Facilities (Rec Center, Active Adult Center, etc.)
☐ Parks and open space
☐ Bike Lanes, Sidewalks, & ADA accessibility improvements
☐ Streets and roadways
☐ Other (please specify): _____
☐ None of the above
☐ Don't know / not sure

23. If future capital needs cannot be funded through existing revenues, which may result in impacts to existing service delivery, how likely or unlikely would you be to support a ballot measure to address those needs?

○ Very likely
○ Somewhat likely
○ Neither likely nor unlikely
○ Somewhat unlikely
○ Very unlikely
○ Don't know / not sure

Disclaimer

This presentation has been prepared with support from Tompkins Advising and Elee Advisory for informational and discussion purposes only. It is intended to support City Council's evaluation of capital improvement priorities and potential funding strategies.

Nothing in this presentation constitutes a recommendation to issue debt, select a financing structure, or pursue a specific revenue measure. All financial projections, cost estimates, and scenario analyses are rough order of magnitude (ROM) and are subject to change based on market conditions, project scope, and other factors.

Neither Tompkins Advising nor Elee Advisory is a registered municipal advisor as defined under Section 15B of the Securities Exchange Act of 1934. Neither firm provides municipal advisory services within the meaning of that term. The City of Wheat Ridge should consult with its Municipal Advisor and Bond Counsel before making any financing or ballot-related decisions.

Cost estimates and financial scenarios presented herein are derived from City-provided data, adopted planning documents, and publicly available sources. Neither Tompkins Advising nor Elee Advisory makes any representation as to the completeness or accuracy of third-party data.

Magellan Strategies

City of Wheat Ridge Ballot Measure Survey Topline Results

Magellan Strategies is pleased to present the topline results of a survey of 678 voters within the City of Wheat Ridge. The interviews were conducted from May 14th – 29th, 2026. This survey has a margin of error of +/- 3.72% at the 95 percent confidence interval. The survey data were weighted to represent the demographics of midterm election turnout within the city.

T1. For statistical purposes only, please verify that you are over the age of 18 and are a resident of Wheat Ridge.

Yes	100%

T2. How would you rate the overall condition of the City's buildings and public facilities?

Excellent	8%
Good	55%
Fair	24%
Poor	2%
Don't Know / Have Not Visited Facilities	11%

T3. Do you think the City of Wheat Ridge currently has the financial resources needed for capital improvements to City buildings and public facilities over the next 10 years?

Total Yes	33%
Total No	37%
Unsure or No Opinion	30%
Yes, Definitely	8%
Yes, Probably	25%
No, Definitely Not	4%
No, Probably Not	33%

T4. Do you agree or disagree with the following statement? “The City of Wheat Ridge is fiscally responsible and spends taxpayer money wisely.”

Total Agree..... 55%
Total Disagree..... 26%
Unsure or No Opinion 19%

Strongly Agree 14%
Somewhat Agree 41%

Strongly Disagree 9%
Somewhat Disagree 17%

T5. Generally speaking, how important is it to you that the City address these capital needs in the near term rather than continuing to defer them?

Extremely Important – We need to act now 14%
Very Important – Addressed in next few years 40%
Somewhat Important – But there are other priorities 28%
Not Very Important – Our current approach is working.... 5%
Not Important at All – No spending increase at this time 9%
Unsure or No Opinion 4%

T6. If additional funding were needed for capital improvements, would you support or oppose a ballot measure that increases taxes or fees to pay for these projects?

Total Support 47%
Total Oppose 47%
Unsure or No Opinion 6%

Strongly Support..... 15%
Somewhat Support..... 32%

Strongly Oppose 26%
Somewhat Oppose 21%

Project Priorities

	High Priority	Medium Priority	Low Priority	Not a Priority	No Opinion
Proactive infrastructure maintenance	45%	36%	11%	4%	4%
Bike and pedestrian network improvements (beyond current investments)	34%	31%	17%	17%	1%
Acquisition of parks and athletic fields at closed school sites (Kullerstrand and Wilmore-Davis) for continued community use	29%	31%	24%	14%	2%
Replacement of the Anderson Outdoor Pool	20%	30%	23%	20%	7%
A combined Parks and Public Works maintenance facility	13%	41%	23%	15%	8%
A new Civic Center with City Hall and Police headquarters	7%	23%	27%	37%	6%

T8. If the City could only fund some of these projects, please choose up to two that you would like to see funded first:

Proactive infrastructure maintenance 56%
Bike and pedestrian network improvements..... 39%
Parks and athletic fields at closed school sites..... 35%
Replacement of the Anderson Outdoor Pool..... 23%
New Civic Center / City Hall and Police headquarters.... 13%
Combined Parks and Public Works maintenance facility12%

Potential Tax Increases

T9. One option for raising revenue for capital improvements is a 1% sales tax increase ($1 on a $100 purchase) that would raise approximately $11 million annually. Would you support or oppose a 1% sales tax increase for capital improvements?

Total Support 60%
Total Oppose 38%
Unsure or No Opinion 2%

Strongly Support 25%
Somewhat Support 35%

Strongly Oppose 23%
Somewhat Oppose 15%

T10. Would you support a smaller, 0.5% sales tax increase for capital improvements that would raise approximately $5.5 million annually? (Asked to those who opposed the 1% sales tax increase)

Total Support 33%
Total Oppose 67%

Strongly Support 0%
Somewhat Support 33%

Strongly Oppose 44%
Somewhat Oppose 23%

T11. If the City placed a sales tax measure on the ballot, which approach would you prefer?

A sales tax that is lowered after one-time capital projects are paid off and then used for ongoing maintenance..... 31%

None, the City should not place a sales tax measure 28%

A sales tax that expires after a specific number of years, or when the bonds are fully paid off..... 21%

A permanent tax increase dedicated to capital improv. . 16%

Unsure or No Opinion 4%

T12. Approximately half or more of the City's sales tax revenue comes from non-residents who shop, dine, or do business in Wheat Ridge. Knowing this, does it make you more or less likely to support a sales tax increase?

Total More Likely to Support..... 56%
Total More Likely to Oppose..... 13%
Makes No Difference in My Opinion..... 31%

Much More Likely to Support..... 20%
Somewhat More Likely to Support 36%

Much More Likely to Oppose 7%
Somewhat More Likely to Oppose 6%

T13. Another option for raising revenue for capital improvements is a 10-mill property tax increase that would generate approximately $8.4 million annually, at an estimated additional cost of approximately $375 per year for a home valued at $600,000. Would you support or oppose a 10-mill property tax increase for capital improvements?

Total Support 24%
Total Oppose 74%
Unsure or No Opinion 2%

Strongly Support..... 8%
Somewhat Support..... 16%

Strongly Oppose 50%
Somewhat Oppose 24%

T14. Would you support a smaller, 7.5-mill property tax increase for capital improvements that would generate approximately $6.2 million annually, at an estimated additional cost of approximately $281 per year for a home valued at $600,000? (Asked to those who opposed the 10-mill property tax increase)

Total Support 12%
Total Oppose 88%

Strongly Support..... 0%
Somewhat Support..... 12%

Strongly Oppose 61%
Somewhat Oppose 27%

T15. If the City needed to raise revenue for capital improvements, which approach would you most prefer?

A sales tax increase 50%
Neither, the City should not raise taxes at this time 31%
Combination of smaller sales and property tax 13%
A property tax increase 4%
Unsure or No Opinion 2%

Potential Ballot Measures

T16. Which approach would you prefer for funding the City's capital improvement needs?

Individual ballot measures for each major project..... 47%

Two separate measures, one for community projects and
one for city operational facilities..... 41%

One ballot measure that covers all priorities together.... 12%

T17. Below are two statements. Please indicate which comes closer to your own view:

Statement A: Wheat Ridge has kept taxes low for decades, but as a result it has fallen behind on maintaining buildings, roads and infrastructure. It is time to make a targeted investment to catch up.

OR

Statement B: Wheat Ridge has kept taxes low for decades, and that is a good thing. It should continue to find ways to maintain infrastructure without raising taxes, even if at a reduced amount.

Total Closer to Statement A 44%
Total Closer to Statement B..... 45%
Equally Close to Both 11%

Much Closer to Statement A..... 24%
Somewhat Closer to Statement A 20%

Much Closer to Statement B..... 25%
Somewhat Closer to Statement B 20%

T18. Which statement best reflects your view?

I support establishing a dedicated, permanent fund so the city can plan maintenance years in advance and reduce long-term costs.

OR

I prefer the city continue to transfer funds only when available, even if it means some projects or repairs take much longer to complete.

Support establishing a dedicated, permanent fund 52%
Support transferring funds only when available..... 34%
Unsure 14%

Specific Projects

T19. Anderson Pool is nearing the end of its useful life and needs significant investment within the next two to four years or will need to be closed permanently. How important is it to you that the City replace Anderson Pool and continue to have an outdoor public pool?

Total Important..... 61%
Total Not Important..... 35%
Unsure or No Opinion 4%

Very Important 28%
Somewhat Important 33%

Not Too Important..... 18%
Not Important at All..... 17%

T20. Jeffco Schools closed Kullerstrand and Wilmore-Davis elementary schools in Wheat Ridge in 2022. How important is it to you that the City purchase the parks and athletic fields associated with the schools for continued public use?

Total Important..... 58%
Total Not Important..... 37%
Unsure or No Opinion 5%

Very Important 28%
Somewhat Important 30%

Not Too Important..... 20%
Not Important at All..... 17%

T21. A Facilities Master Plan completed in 2023 concluded that the City's parks and public works maintenance facilities are cramped, outdated, and burdened by deferred maintenance. How important is it to you that the City reconfigure and expand the existing public works maintenance facility to accommodate a combined facility for both public works and parks for future growth and streamlined operations?

Total Important 62%
Total Not Important 32%
Unsure or No Opinion 6%

Very Important 15%
Somewhat Important 47%

Not Too Important 17%
Not Important at All 15%

T22. A Bicycle and Pedestrian Master Plan concluded that the City's bicycle and pedestrian network is sparse and discontinuous and that sidewalks end abruptly and bike routes are only partially striped. How important is it to you that the City fills these gaps in the network to link neighborhoods, schools, parks, workplaces and public transit?

Total Important 65%
Total Not Important 32%
Unsure or No Opinion 3%

Very Important 37%
Somewhat Important 28%

Not Too Important 14%
Not Important at All 18%

T23. The City does not have a reliable long-term funding source for proactive infrastructure maintenance of its assets. How important is it to you that the City has a dedicated source of revenue to fund its annual street maintenance program including repaving streets, curb and sidewalk repairs, street light repairs, ADA improvements, etc.?

Total Important 80%
Total Not Important 16%
Unsure or No Opinion 4%

Very Important 43%
Somewhat Important 37%

Not Too Important 9%
Not Important at All 7%

T24. The City's current City Hall and Police headquarters were constructed in the early 1970s and have been independently assessed as being in poor to fair condition, with significant space constraints that affect operations, public safety and service delivery. How important is it that the City build a new Civic Center?

Total Important 42%
Total Not Important 55%
Unsure or No Opinion 3%

Very Important 12%
Somewhat Important 30%

Not Too Important 25%
Not Important at All 30%

T25. The proposed new Civic Center would be located at the Lutheran Legacy Campus and would include City Hall, centrally located Police headquarters, community meeting spaces, and public gathering areas that will preserve historic components of the campus and will also be developed with new housing and commercial space and maintaining community open space. Does this description make you more or less supportive of the project?

Total More Supportive 59%
Total Less Supportive 24%
Makes No Difference in My Opinion 17%

Much More Supportive 25%
Somewhat More Supportive 34%

Much Less Supportive 15%
Somewhat Less Supportive 9%

Thank you for your time. The survey is nearly complete. We are now going to share arguments that some people might make both AGAINST and IN FAVOR of a ballot measure for capital improvements. After reading each argument, please indicate how convincing you find it.

Arguments Against a Ballot Measure

	Very Convincing	Somewhat Convincing	Not Too Convincing	Not Convincing at All
"A new City Hall is a nice-to-have, not a need. The City should focus on roads, water, and other basic infrastructure first."	53%	31%	9%	7%
"With inflation and the rising cost of living, now is not the right time to raise taxes."	47%	27%	16%	10%
"The City just passed the 2J tax measure in 2023 and hasn't finished spending that money yet. We should wait and see how those projects turn out before approving more."	35%	34%	22%	9%
"The City should find ways to pay for these projects within its existing budget rather than asking taxpayers for more."	35%	25%	26%	14%
"There are already too many tax measures on the ballot. I'm tired of being asked to approve new taxes."	34%	24%	22%	20%

Arguments In Favor of a Ballot Measure

	Very Convincing	Somewhat Convincing	Not Too Convincing	Not Convincing at All
"If the City does not act now, public sites such as the school properties and Civic Center site on Lutheran Campus will be developed privately, resulting in a loss of publicly accessible property."	35%	31%	19%	15%
"Non-residents who shop and work in Wheat Ridge would pay a significant share of any sales tax increase, reducing the burden on Wheat Ridge households."	34%	33%	16%	17%
"Investing in our city's infrastructure is an investment in community pride, safety, and quality of life for the next generation."	31%	38%	17%	14%
"Wheat Ridge's city tax rates are among the lowest in the Denver metro area. Even with an increase, residents would still pay less than most neighboring cities."	27%	32%	23%	18%
"These projects are backed by independent professional studies and engineering assessments, not wish lists. The City has done its homework."	20%	40%	21%	19%
"The City's buildings are aging and in poor condition. Delaying investment only makes these projects more expensive in the future."	18%	41%	29%	12%
"A new Civic Center and community investments will increase property values and attract new businesses to Wheat Ridge."	15%	32%	29%	24%

T28. Do you have any final thoughts or opinions regarding a potential future ballot measure for capital improvements that you would like to share with the City of Wheat Ridge? (322 responses)

Opposition to Additional Taxes / Affordability Concerns: This was by far the dominant theme throughout the comments. Residents repeatedly cited rising property taxes, inflation and higher costs of living, with a belief that now is the wrong time to ask for additional taxes. Many residents just feel financially stretched and are highly resistant to any new property or sales tax increases.

Prioritize Core Infrastructure and Basic Services: Many residents supported investment, but wanted funding focused on fundamental needs rather than new civic buildings. Frequently mentioned priorities included roads and potholes, sidewalks, water infrastructure, and traffic safety. Many contrasted these priorities against a new City Hall or new administrative buildings.

Strong Interest in Parks, Open Space, Walkability, and Community Amenities: A substantial group of respondents focused on preserving Wheat Ridge's character and quality of life, a frequently mentioned priorities like: protecting Kullerstrand and Wilmore Davis properties, preserving open space, expanding sidewalks and bike paths, improving pedestrian safety, parks and recreation amenities, walkable neighborhoods and public uses of the Lutheran Campus.

And now, we have a few questions for statistical purposes only.

T29. Which gender do you most identify with?

Female	52.5%
Male	47%
Prefer to Self-Identify	0.5%

T30. Are you between the ages of:

18 to 34	23%
35 to 44	20%
45 to 54	13%
55 to 64	15%
65 or Older	29%

T31. Which race or ethnicity do you most identify with?

White	82%
Hispanic or Latino(a)	11%
Black or African American	1%
Asian	1%
Another Race or Ethnicity	5%

T32. Last year, what was your total family income before taxes?

Less than $50,000 ..... 16%
$50,000 to $99,999..... 27%
$100,000 to $149,999 ..... 19%
More than $150,000 ..... 25%
Prefer Not to Say 12%

T33. Do you rent or own your home?

Own 61%
Rent 35%
Prefer Not to Say / Other..... 4%

T34. For statistical purposes only, are you registered to vote as an Unaffiliated voter, a Democrat, a Republican, are you registered with another party, or are you not registered to vote?

Unaffiliated..... 43%
Democrat 38%
Republican 17%
Other Party / Not Registered..... 2%

T35. Do you have a four-year college degree?

Yes..... 58%
No 42%

T36. How long have you lived in Wheat Ridge?

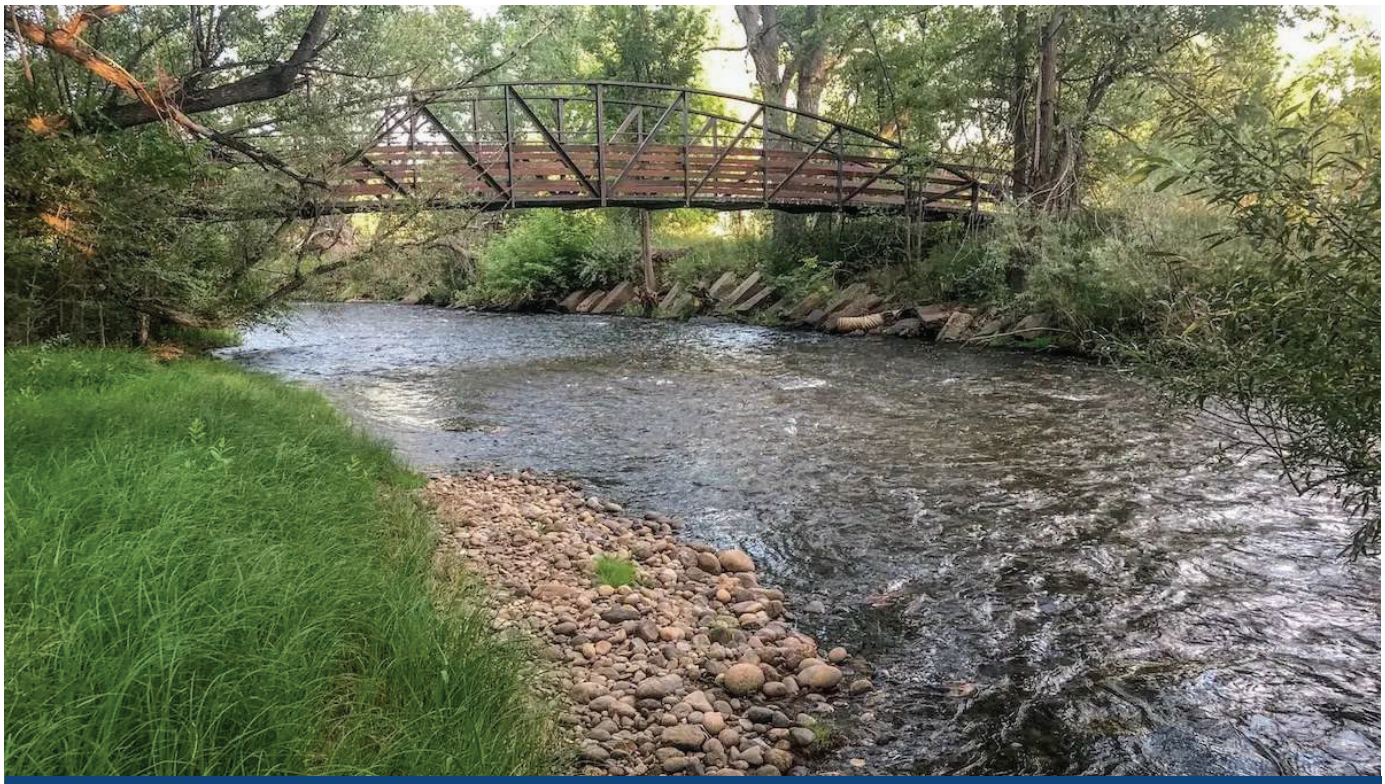
Less Than 5 Years 30%
5 to 15 Years..... 33%
16 to 30 Years..... 20%
More Than 30 Years 16%
Prefer Not to Say 2%

T37. Looking at the following map, please indicate which District you live in.

District I 23%
District II 23%
District III 29%
District IV..... 21%
Prefer Not to Say 4%

Survey Methodology

This survey utilized an MMS text data collection method to interview 678 City of Wheat Ridge voters, inviting them to participate in an online survey. The survey data were weighted to represent the demographics of midterm election year turnout in the city. The interviews were conducted in May 2026. This survey has a margin of error of +/- 3.72% at the 95 percent confidence interval.



Proposal of Public Opinion Research Services to the City of Wheat Ridge, Colorado

April 20th, 2026

Prepared for Patrick Goff, City Manager
Prepared by David Flaherty, CEO

Magellan Strategies
Your Trusted Survey Research Partner

Magellan Strategies
4800 Aspen Creek Drive | Broomfield, CO 80023
MagellanStrategies.com | 303-861-8585

ATTACHMENT 3

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About Magellan Strategies



Magellan Strategies is a professional public opinion research firm that measures and understands resident and voter opinions. Since 2007, we have managed community and ballot-measure research projects for numerous governments, school districts, and special districts, including metro, library, fire, and recreation districts. Our team works closely with city leadership, staff, and elected officials. We are also proud supporters and associate members of the **Colorado City and County Managers Association** and **Colorado Counties, Inc. (CCI),** and regularly participate in their conferences. You can learn more about our work with local governments by clicking **HERE.** We appreciate the opportunity to submit this proposal to the City Manager Patrick Goff and the City of Wheat Ridge leadership team.

City of Wheat Ridge Ballot Measure Survey Project Needs

The City of Wheat Ridge seeks to engage a professional public opinion research firm to conduct a bilingual, statistically accurate, and demographically representative community & ballot measure survey of residents and voters. We expect this survey to include questions on some of the following issues and topics:

- Measure the city's job approval in providing and managing public services.
- Measure and understand the city projects, services, amenities, and programs that voters believe are the most important to them individually and to the city as a whole.
- Measure opinions of the city being fiscally responsible and spending taxpayer money wisely.
- Measure voter preference for different revenue-generating sales, property taxes, and fees.
- Educate and inform residents and voters of the reasons why a funding ballot measure is being considered, and how new revenue may be allocated.
- Measure changes in voter support and opposition after being informed of the reasons why the ballot measure is being considered.
- Additional questions that staff or council members wish to ask.

Additionally, the survey will feature several open-ended verbatim questions, allowing respondents to share their thoughts and opinions.

The Magellan Strategies Ballot Measure Survey Difference

When choosing an opinion research firm to conduct a professional ballot measure survey of residents and voters, staff and the council should understand the different survey data collection methods and databases used for the project. Magellan Strategies employs modern data collection techniques, including MMS text messages, phone interviews as needed, and enhanced voter registration databases.

Our random survey data collection methods consistently produce more engaging surveys and interviews than traditional "phone only" or "online panel" surveys, which rely on outdated voter databases and non-representative, incentivized panels. In short, our survey data collection methods and resident engagement process will interview a broader demographic, including hard-to-reach populations, compared to other opinion research firms that rely solely on phone-only and online panels.

Furthermore, our high-quality surveys, which feature larger sample sizes, deliver greater value to our government clients at comparable or lower costs than competitors. Additionally, our survey platform provides residents with an inclusive, informative, and enjoyable experience. Just ask one of our wonderful clients across Colorado.



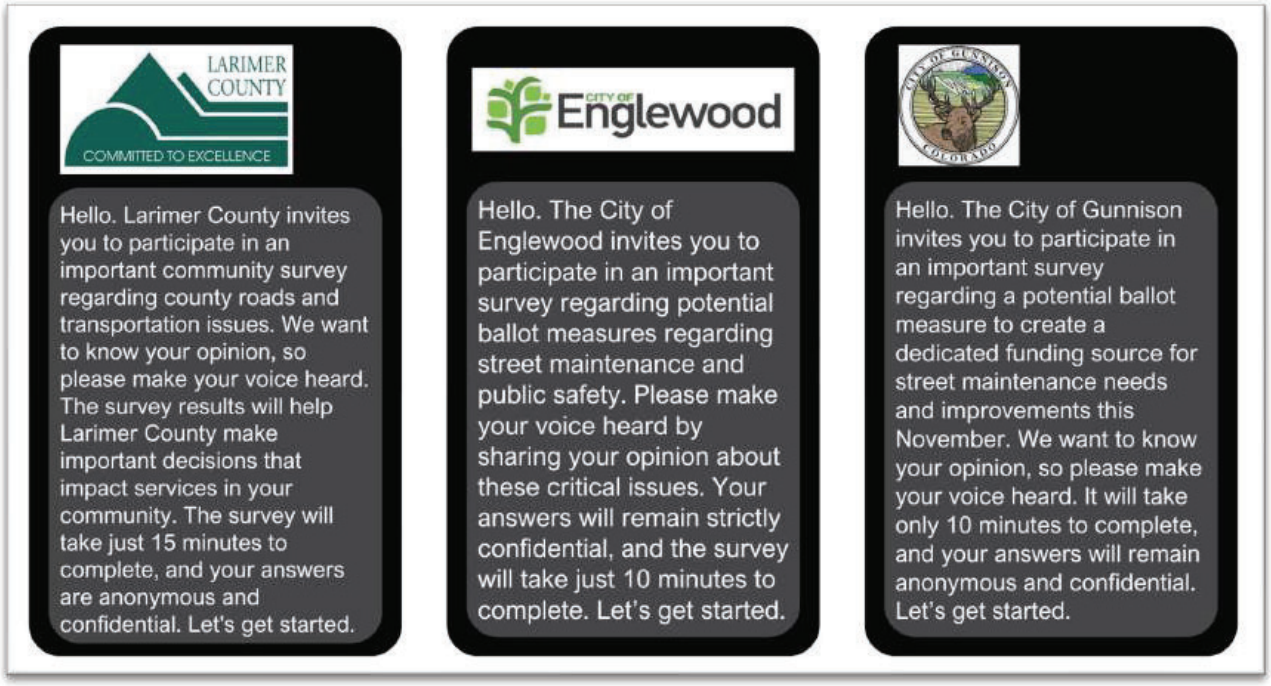
Magellan Strategies Survey Data Collection Methods

One key aspect of a statistically valid and representative survey is providing respondents with multiple opportunities to participate. We achieve this standard by utilizing multiple data collection methods. The first involves sending multiple MMS invitations (text messages with images) to a random sample of the community's voters. These MMS text survey invitations are dependable and professional, reaching more voters than any previous City of Wheat Ridge survey.

The second method for collecting survey data involves interviewing respondents by phone through a professional call center staffed with live agents. Unfortunately, this approach is expensive and dramatically increases the project's overall survey costs. However, our MMS text survey invitation often lowers the need for phone interviews. This method often yields sufficient responses, making phone interviews unnecessary. We often delay hiring a call center until we assess the performance of the MMS text survey data collection.

The third survey data collection method is mostly used for smaller communities. This method uses a city's resident email database. We provide staff with a survey link that can be sent via a dedicated email to individuals who have opted to receive news and updates. Additionally, some communities promote the survey on social media to raise awareness and encourage participation. If requested, we can also provide QR codes for posting, display, and distribution in public buildings and areas.

The fourth survey data collection method involves mailing postcards to a random sample of voter households. We will only use this method if the MMS text survey invitations prove less effective than usual. By following our public engagement best practices, these four methods will achieve a higher response rate than relying solely on "phone only" or "online panel" methods.



The Overwhelming Benefits of MMS Text Survey Data Collection

Once again, a statistically valid and representative survey should give respondents multiple opportunities to participate. MMS text survey data collection effectively meets this standard, and we have used it in all our opinion research projects since 2020. The process involves sending an MMS text survey invitation to the respondent's cell phone. Additional benefits of MMS text survey data collection include:

Send Multiple Survey Invitations: Unlike phone or online panel surveys, MMS text invitations are quick and cost-effective, allowing multiple sends to residents in different languages. Additionally, the invitations can target specific population subgroups based on region, gender, age, or U.S. Census socioeconomic data.

Excellent Response Engagement: People from diverse backgrounds, ethnicities, and socioeconomic levels are more likely to participate in a survey when the invitation displays their local government's logo. We have been testing this method since 2020, and it consistently yields higher response rates than using mail alone.

Larger Sample Sizes: Stronger survey participation yields larger sample sizes. Larger survey sample sizes yield lower margins of error, higher confidence levels, and a more accurate and statistically representative survey.

Online Surveys Can Include More Questions: It takes respondents less time to read and answer questions on their cellphones, desktops, or other devices than to complete a paper survey or listen to an interviewer read questions and record responses. Therefore, online surveys can include more questions without increasing respondent fatigue.

A Trustworthy Communication: An MMS text survey invitation from a local public organization is a professional, trustworthy message that respondents value. Moreover, it strengthens and enhances the government organization's brand and image among its residents.

Using Images to Enhance the Respondent Experience: Another strength of MMS text survey data collection is the ability to include images. Images can enhance the respondent experience and empower government entities by conveying information that would otherwise be difficult to share. The following are image examples our team has used to enhance the survey experience.





Summit County 2023 Budget Survey

This image informed residents and voters in Summit County about how their property tax dollars are distributed across multiple entities and services. Our team has extensive experience using images to convey complex tax and budget allocation concepts to respondents.



Adams County Detention Center Survey

This image educated Adams County residents about the issue of "water ponding" at the county detention center. Unfortunately, the detention center is built on a swamp that floods during heavy rain or when the snow melts.

City of Evans 2025 Ballot Measure Survey

This image educated City of Evans residents about how their property tax dollars are allocated across various city services and programs. The breakdown shows that for an average annual property tax payment of $75.10, the largest portions go to police staffing ($20.78) and general government ($20.18), while smaller amounts support services like municipal court, parks and recreation, and public works.



Example Magellan Strategies Ballot Measure Surveys

The following are three examples of our ballot measure survey approach and questionnaire design methods. Each survey example summarizes the survey findings, includes a link to view the survey presentation, a link to take the survey, and a QR code to take the survey on a mobile device. This information will provide a complete understanding of our approach to ballot measure surveys and to measuring resident and voter opinions.

City of Lafayette 2025 Ballot Measure Survey

Residents of the City of Lafayette generally held positive views of the city and were open to a ballot measure to fund major capital improvements, primarily when the needs and benefits were clearly explained. Large majorities approved of the city's overall performance, believed Lafayette was moving in the right direction, and felt the city was fiscally responsible. However, some uncertainty remained about long-term financial capacity.

Voters showed the strongest support for renovating and expanding the Bob L. Burger Recreation Center, particularly improvements to aging and failing aquatic facilities, increased fitness space, and additional programming for all ages. These efforts consistently made large majorities more inclined to support a tax increase. Support was mostly positive, but it varied slightly regarding building a new Civic Center and renovating the Parks and Public Works Service Center. Voters responded favorably to arguments about outdated facilities, efficiency, safety, and accessibility. Initial and tested ballot options showed majority support for both a property tax and a sales tax, with the sales tax showing slightly stronger support overall.

Many voters expressed concerns about costs, tax fatigue, and the project's size. Supporters viewed the investments as overdue, fiscally responsible, and beneficial to the quality of life. Opponents expressed concerns about affordability, timing, and preferred prioritizing or breaking up projects rather than funding all three simultaneously. To view the survey presentation, click **HERE.** Scan the QR code or click the link below to participate in the survey.

CLICK HERE



Westminster Fire & Roads 2025 Ballot Measure Survey

Westminster voters gave favorable ratings for the city's overall performance, fiscal responsibility, and the quality of fire and emergency medical services. Seventy percent approve of how the city manages services, and confidence in the Westminster Fire Department is even higher: 77% approve of its performance, and 59% believe it spends taxpayer money wisely. However, opinions on street conditions and maintenance are more divided.

While about half rate neighborhood and main streets as excellent or good, a significant portion rate them only fair or poor, and 39% disapprove of Public Works' performance. Street conditions, homelessness and public safety, water costs, crime, and concerns about rapid development are among the top issues residents believe the city should address. Initial support for the proposed 0.35% sales and use tax increase to fund fire services and street improvements was strong, with 61% saying they would vote yes before receiving any additional information. After learning about increases in call volume, response-time gaps, wildfire mitigation needs, the city's budget restructuring efforts, and the deteriorating condition of neighborhood streets, support rose to 66%.

Each piece of information—regarding emergency response standards, fire station needs, fiscal stewardship, and street maintenance challenges—further boosted the likelihood of voter support. Key motivators include trust in the fire department, concerns about timely emergency responses, and a desire for better roads and greater community investment. Open-ended responses revealed clear themes. Supporters highlight public safety, aging fire stations, deteriorating road conditions, and civic responsibility.

Opponents most often mention high existing taxes, mistrust of city spending, and objections to merging fire and street funding in a single question. Voters who favored only the sales tax cite burdensome property taxes, while those who prefer only the property tax see sales taxes as too high and regressive. Undecided voters seek clarity on personal financial impact, spending plans, and accountability.

To view the survey presentation, click **HERE.** Scan the QR code or click the link below to participate in the survey.

CLICK HERE



City of Evans 2025 Ballot Measure Survey

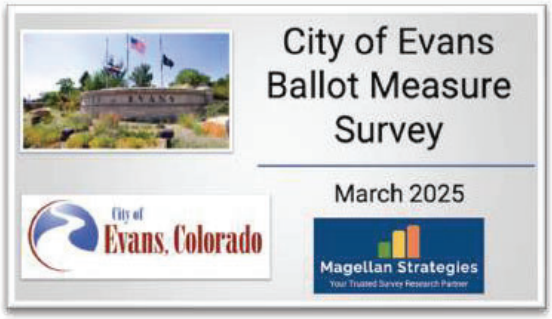
Evans voters generally viewed city services positively but had mixed opinions about fiscal sustainability and the need for new taxes. Most approved of the city's overall performance, though fewer believed the city had enough financial resources to provide acceptable levels of service.
Residents identified roads and infrastructure, high water and utility costs, public safety and code enforcement, rising property taxes, and lack of economic development as top concerns. Initial attitudes toward a property tax increase were negative: only 36% supported a mill levy increase in principle, and the ballot test for an 11.964-mill property tax to generate about $3 million annually showed 35% support, 47% opposition, and 18% undecided.

Support increased significantly after voters reviewed detailed information about the city's financial situation, including that Evans has the lowest mill levy in Weld County, the average homeowner currently pays only $75.10 annually in city property taxes, and the city receives less than 4% of all property taxes paid by residents. Messages about the city's dependence on volatile sales tax revenue, the historical decline in mills when the fire district was established in 2012, and specific funding needs, such as hiring more police officers or addressing street maintenance, persuaded most voters to support the measure.

In the informed ballot test, support increased to 46%, while opposition fell to 39%. Supporters stressed the importance of investing in essential services and infrastructure and backing Evans' rapid growth. In contrast, opponents highlighted concerns about financial hardship, distrust of government spending, and a preference for attracting businesses instead of raising property taxes. To view the

survey presentation, click **HERE.** Scan the QR code or click the link below to participate in the survey.

CLICK HERE



How We Prevent Someone From Taking a Survey Multiple Times

We are often asked how we prevent respondents or groups of individuals from taking a survey multiple times. Our MMS text survey process generates a unique survey code for each cell phone number in our voter database. If the survey link is shared with multiple respondents, we can "see" that the survey code is replicated numerous times. When this happens, we keep only one survey code for that cell number and delete the others. Additionally, once a respondent completes the survey, the survey link is effectively "closed" and cannot be used to retake the survey.

How We Survey & Engage Hard-to-Reach Populations

Our team is experienced in working closely with local government staff to conduct interviews with hard-to-reach populations. This includes people experiencing homelessness, undocumented residents, Spanish-only speakers, and those without internet access or cell phones. We help staff serving these communities engage with them through electronic devices.

City of Wheat Ridge Ballot Measure Survey Project Timeline

On average, our ballot measure survey projects take about 30 days to complete from start to finish. However, if a client needs to meet a tight deadline, we can complete a survey project in under 30 days. The questionnaire design phase always takes the most time. The table below outlines each survey phase and the number of days required for each.

Ballot Measure Survey Project Phases							
Estimated Number of Days (36 total)	1	10	2	15	1	4	3
Initial survey meeting & discussion							
Survey quesitonnaire development & design							
Survey public communication & awareness phase							
Survey data colleciton phase (MMS Text & promotion)							
Deliver survey toplines & crosstabs							
Deliver survey verbatims, presentation & summary							
Present survey findings to staff, Commissioners, and public meeting (we assume 3 separate meetings)							

Using a Voter File for Stronger Community Engagement

The following is a current voter registration and past election turnout report for the City of Wheat Ridge. We use this information, along with U.S. Census population data, to ensure our survey data accurately reflects the city's voter turnout demographics. Using a voter file to engage residents and voters also provides additional benefits. First, the voter file contains age, gender, and location data, which helps us target our MMS text survey invitations.

This is helpful when our online platform indicates whether a population subgroup is above or below its interview quota. Additionally, we can append cell phone numbers and U.S. Census socioeconomic data to the voter file. This information enables us to send MMS text survey invitations to hard-to-reach groups, such as Spanish-speaking residents, households with high poverty levels, or those with lower incomes.

City of Wheat Ridge
Magellan Strategies Voter Registration and Past Election Turnout Report

District	Registration		2025		2024		2023		2022	
District 1	6,448	24.0%	2,645	24.2%	4,854	24.0%	2,691	25.0%	4,028	24.8%
District 2	6,395	23.8%	2,691	24.6%	4,849	24.0%	2,637	24.5%	4,026	24.8%
District 3	7,567	28.2%	3,425	31.3%	6,027	29.8%	3,382	31.4%	4,886	30.1%
District 4	6,438	24.0%	2,170	19.9%	4,515	22.3%	2,047	19.0%	3,277	20.2%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Sex	Registration		2025		2024		2023		2022	
Female	13,672	50.9%	5,924	54.2%	10,680	52.8%	5,743	53.4%	8,604	53.1%
Male	13,177	49.1%	5,008	45.8%	9,566	47.2%	5,015	46.6%	7,613	46.9%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Age Group	Registration		2025		2024		2023		2022	
18-34	7,138	26.6%	1,755	16.1%	5,274	26.1%	1,624	15.1%	3,431	21.2%
35-44	6,128	22.8%	2,101	19.2%	4,163	20.6%	1,858	17.3%	3,127	19.3%
45-54	3,646	13.6%	1,444	13.2%	2,663	13.2%	1,383	12.9%	2,102	13.0%
55-64	3,253	12.1%	1,575	14.4%	2,761	13.6%	1,762	16.4%	2,579	15.9%
65+	6,683	24.9%	4,056	37.1%	5,384	26.6%	4,130	38.4%	4,978	30.7%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Party	Registration		2025		2024		2023		2022	
Unaffiliated	13,519	50.4%	4,607	42.1%	9,163	45.3%	4,313	40.1%	6,663	41.1%
Democrat	8,632	32.2%	4,453	40.7%	7,344	36.3%	4,342	40.4%	6,409	39.5%
Republican	3,971	14.8%	1,727	15.8%	3,315	16.4%	1,974	18.4%	2,903	17.9%
Libertarian	279	1.0%	70	0.6%	196	1.0%	80	0.7%	164	1.0%
Other	447	1.7%	74	0.7%	227	1.1%	48	0.4%	78	0.5%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Magellan Strategies Survey Project Deliverables

Our survey project deliverables include a summary report, a PowerPoint presentation, open-ended responses, crosstabs, and, as needed, a written summary. Please click the links below to review and download specific survey deliverables from our Larimer County Services 2025 Community Survey.

Topline Document - **CLICK HERE** **Verbatim Responses** - **CLICK HERE**
Survey Presentation - **CLICK HERE** **Survey Crosstabs** - **CLICK HERE**

Magellan Strategies Ballot Measure Track Record

Survey research firms engaged in ballot measure survey work should provide data demonstrating the accuracy of their predictions of voter support. Below is our track record from past ballot measure survey projects.

Magellan Strategies
Your Trusted Survey Research Partner

Ballot Measure Survey Track Record

	Magellan Survey Yes %	Actual Yes Result	Difference
City of Lafayette 2025 Mill Levy for Recreation & Facilities	53%	53%	0%
Adams County Five Star Schools 2025 Mill Levy for Staff, CTE, Security	55%	52%	3%
City of Westminster Fire & Roads 2025 Sales Tax for Fire Services & Roads	61%	52%	9%
Carbondale & Rural Fire Protection District 2025 Sales & Mill Levy Tax for Operations	59%	60%	1%
Manitou Springs School District 14 2025 Mill Levy Tax for Building Improvements	51%	53%	2%
South Metro Fire Rescue 2025 Mill Levy Tax for Needs	54%	55%	1%
Town of Castle Rock 2024 Sales Tax for Public Safety	57%	55%	2%
Westminster Public Schools 2024 Mill Levy Extention	70%	70%	0%
Arapahoe County 2024 De-Brucing Ballot Measure	60%	70%	10%
City of Leadville 2024 0.5% Sales Tax for Pool	50%	52%	2%
City of Lakewood 2024 De-Bruce Extension for Services	50%	52%	2%
Mesa County Valley School District 51 2024 Sales Tax Extention for Operations	60%	59%	1%
Town of Avon 2024 Use Tax for Housing	57%	53%	4%
Gunnison County Libraries 2024 Mill Levy for Library Constuction	46%	42%	4%
Adams County Five Star Schools 2024 $830 Million Bond Debt	51%	54%	3%

City of Wheat Ridge Ballot Measure Survey Pricing

With an adult population of about 27,000, we suggest interviewing 500 to 600 residents and voters. The following pricing includes the cost of offering the survey in English and Spanish, as well as our time to present results to staff and council in separate meetings.

Survey With 500 to 600 Interviews

About 30 to 35 questions..... $16,500

Summary

We look forward to discussing our proposal with City Manager Patrick Goff and the City of Wheat Ridge leadership team soon. The following are summaries from previous ballot measure survey projects, reference information, and our team biographies.

Arapahoe County 2024 De-Bruce/Sales Tax Ballot Measure Surveys

One challenge for counties when putting a ballot measure before voters is educating communities about which services (public safety, roads, mental health) are provided by the county, and which are provided by a city or municipality. Our work for Arapahoe County had to address these issues and help the county either pass a 0.25% sales tax increase or De-Bruce, and to be allowed to retain public funds that would otherwise have been returned to voters under the Tabor Amendment. After extensive testing of both ballot measure options, the county decided to go for the DeBruce option. Due to strong ballot language and Public Alignment's community engagement efforts, this ballot measure was approved by 71% of voters in November 2024. Reference: Commissioner's Office Director Michelle Halstead, mhalstead@arapahoegov.com, 303-795-4530.

City of Westminster Fire Station Funding Survey, 2025

The Westminster Fire and Street Funding Ballot Measure Survey interviewed 1,506 registered voters and found that residents were satisfied with city services and strongly supportive of the fire department, but were mixed in their views on road conditions and fiscal management. The Westminster Fire Department earned a 77% approval rating, with 59% saying it spends funds responsibly. Initial support for a proposed 0.35% sales and use tax increase to fund fire and street improvements stood at 61% in favor and 30% opposed. Informational messages highlighting fiscal discipline, emergency service demands, and safety improvements significantly increased support. Overall, the results show strong public confidence in Westminster's fire services and majority support for a modest sales tax increase. Reference: Deputy City Manager Barbara Opie, bopie@westminsterco.gov, 303-658-2009; Assistant City Manager Chris Lindsey, clindsey@westminsterco.gov, 303-658-2004.

City of Lafayette 2025 Ballot Measure Survey

As we noted, residents of the City of Lafayette generally held positive views of the city and were open to a ballot measure to fund major capital improvements, primarily when the needs and benefits were clearly explained. Large majorities approved of the city's overall performance, believed Lafayette was moving in the right direction, and felt the city was fiscally responsible. However, some uncertainty remained about long-term financial capacity. Voters showed the strongest support for renovating and expanding the Bob L. Burger Recreation Center, particularly improvements to aging and failing aquatic facilities, increased fitness space, and additional programming for all ages. These efforts consistently made large majorities more inclined to support a tax increase. Reference: City Manager Kady Doelling, Kady.Doelling@lafayetteco.gov, 303-661-1226; Deputy City Manager Megan Davis, Megan.Davis@lafayetteco.gov, 303-661-1229.

Larmier County 2024, 2025 Road & Transportation Ballot Measure Surveys

As noted in our example survey section, our team has conducted multiple ballot measure surveys for Larimer County in 2024 and 2025. The focus of our survey work was to educate and inform Larimer County voters of the $300M transportation and road maintenance backlog. Additionally, our survey measured voter support and opposition levels for a 0.15% sales tax increase that would generate $17 million annually. Unfortunately, the transportation ballot measure narrowly failed in November 2024 and 2025, primarily due to a total lack of campaign resources and management skills. Reference: Lesli Ellis, Director of Community Planning, Infrastructure, and Resources, at ellislk@co.larimer.co.us or 970-498-5741.

City and County of Denver Health Department 2025 Food Insecurity Survey

As we noted, Denver residents expressed widespread concern about food insecurity and rising food prices in this survey. Hunger was a minor concern for 45% of respondents, and 37% reported that in the past year they or other adults in their household had cut or skipped meals due to financial struggles. Nearly half of those experiencing adult food insecurity said this occurred every month. Reference: Carolina Ramirez, Food Access Administrator, DDPHE, Carolina.Ramirez@Denvergov.org, 303-728-4506.

City & County of Broomfield 2023 Police & Library Ballot Measure Survey

In 2023, the City and County of Broomfield sought to measure voter support and opposition to a 0.75% sales tax to fund the expansion of its police department and the construction of a new library in an underserved area of Broomfield. The survey featured several images that informed voters about a new police department facility and included a graph demonstrating the need for additional library space. After the survey results showed weak support for the ballot measure, the City Council chose not to put the ballot measure before voters. Reference: City Manager Jennifer Hoffman, jhoffman@broomfield.org; Director of Communications Julie Story, jstory@broomfield.org; 303-469-3301.

Mesa County 2023, 2024, 2025 De-Bruce/Ballot Measure Surveys

The Magellan Strategies team has been managing ballot measure survey projects for Mesa County over the past five years. We typically survey their residents once or twice a year to gauge levels of support and opposition for various county funding ballot measures. This includes asking voters to retain a portion of TABOR refund dollars and reallocate dedicated funding to other services, such as capital transportation projects and public safety needs. Reference: County Administrator Todd Hollenbeck, todd.hollenbeck@mesacounty.us, 970-210-4771.

The Magellan Strategies Team

Courtney Sievers, MPA, Director of Survey Research



Since 2009, Courtney Sievers has served as the Director of Survey Research at Magellan Strategies, bringing over 10 years of experience and a proven track record of delivering actionable insights through survey research. Specializing in public policy, ballot measures, and community analysis, she has successfully led hundreds of projects. She has become the go-to expert for organizations looking to assess public opinion on complex legislative and policy issues.

Courtney excels at crafting questions that accurately capture voter opinions, even on the most nuanced topics. Whether your goal is to secure funding through a ballot measure, test campaign messaging, or understand voter priorities, Courtney's sharp analytical skills and strategic approach ensure your survey delivers reliable, clear, and effective results.

Her dedication to building genuine, personal relationships with each client sets her apart from other project managers. She is not just a consultant for the duration of the project; she is a partner invested in your long-term success. By taking the time to thoroughly understand your organization's needs, she customizes each project to align with your goals, ultimately helping you communicate the value and impact of your initiatives in a way that resonates with voters.

Courtney holds a Bachelor's Degree in Mathematics with a focus on Statistics from Colorado Mesa University and a Master of Public Administration from the University of Colorado Denver. She lives in Arvada with her husband, Jake, and their two children, Riley and Sammy. When she's not assisting clients with complex survey projects or chasing after her two young kids, you can find her hitting the slopes, watching the Broncos, praying for the Rockies, or rooting for the Nuggets and Avs.

Ryan Winger, Polling Project Manager and Ballot Measure Consultant

Ryan Winger has been a vital leader at Magellan since our founding in 2007 and currently serves as our Director of Survey Data Analysis and Polling Project Manager. With over ten years of experience, Ryan is an expert in data analysis, helping communities better understand their residents and voters to develop effective outreach and campaign strategies. His skills include voter data development, survey design, ballot measure campaign consulting, and ballot language strategy, giving our clients the knowledge and tools they need to succeed.



Throughout his career at Magellan, Ryan has overseen various ballot measure surveys, helping school districts, local governments, and public policy organizations across the state. He has extensive experience in using survey research to develop compelling messages that inform residents and voters. What clients value most about Ryan is his collaborative approach, which respects and recognizes the unique details of each project. This ensures that their strengths and assets are used to develop effective strategies that improve community outreach, engagement, and education. He also has extensive experience managing bond measures and MLO campaigns for Colorado school districts.

He is particularly proud of his work with 27J Schools in 2022, where he helped lead the "I Am 27J" campaign to a successful mill levy override after more than 20 years of setbacks. Ryan understands that each project is unique. The most rewarding part of his job is learning about clients' individual strengths and challenges and helping them craft the right messages to tell their stories and achieve their goals.

Ryan earned a degree in Political Science from the University of Colorado. He resides in Frederick with his wife, Vicki, and their three children, Emmalyn, Easton, and Everly. Ryan is a big college basketball fan and supports the Kansas Jayhawks.

David Flaherty, Magellan CEO and Founder



David Flaherty is the CEO and founder of Magellan Strategies. He has spent his 34-year career designing and conducting hundreds of survey research projects to gauge residents' and voters' opinions. David is an expert in public opinion polling, focus group moderation, and voter data analysis.

Before founding Magellan Strategies in 2006, David spent fourteen years working in Washington, DC. During this period, he mastered voter opinion research, questionnaire design, message development, and analysis of voter demographic trends while working at the Republican National Committee, the U.S. House of Representatives (Subcommittee on the Census), Americans for Prosperity, and a small government relations firm.

For the past nineteen years, David has led the growth of the Magellan team by providing high-quality, professional survey research services to local governments, school districts, special districts, and public policy organizations. He takes pride in helping more than 300 Colorado governments secure voter approval for various funding ballot measures.

David hails from Wellesley, Massachusetts, and graduated from the University of Delaware in 1991. He lives in Broomfield, Colorado, with his wife, Jennifer, and their two sons, Jack and Bobby. An enthusiastic skier, golfer, and mountain biker, David also serves on the board of the Five Star Foundation, which supports the Adams 12 Five Star School District.



City of Wheat Ridge Ballot Measure Survey

May 2026

Magellan Strategies
Your Trusted Survey Research Partner

ATTACHMENT 4

City of Wheat Ridge Voter Registration and Turnout Demographics

City of Wheat Ridge
Magellan Strategies Voter Registration and Past Election Turnout Report

District	Registration		2025		2024		2023		2022	
District 1	6,448	24.0%	2,645	24.2%	4,854	24.0%	2,691	25.0%	4,028	24.8%
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District 3	7,567	28.2%	3,425	31.3%	6,027	29.8%	3,382	31.4%	4,886	30.1%
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Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Sex	Registration		2025		2024		2023		2022	
Female	13,672	50.9%	5,924	54.2%	10,680	52.8%	5,743	53.4%	8,604	53.1%
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35-44	6,128	22.8%	2,101	19.2%	4,163	20.6%	1,858	17.3%	3,127	19.3%
45-54	3,646	13.6%	1,444	13.2%	2,663	13.2%	1,383	12.9%	2,102	13.0%
55-64	3,253	12.1%	1,575	14.4%	2,761	13.6%	1,762	16.4%	2,579	15.9%
65+	6,683	24.9%	4,056	37.1%	5,384	26.6%	4,130	38.4%	4,978	30.7%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Party	Registration		2025		2024		2023		2022	
Unaffiliated	13,519	50.4%	4,607	42.1%	9,163	45.3%	4,313	40.1%	6,663	41.1%
Democrat	8,632	32.2%	4,453	40.7%	7,344	36.3%	4,342	40.4%	6,409	39.5%
Republican	3,971	14.8%	1,727	15.8%	3,315	16.4%	1,974	18.4%	2,903	17.9%
Libertarian	279	1.0%	70	0.6%	196	1.0%	80	0.7%	164	1.0%
Other	447	1.7%	74	0.7%	227	1.1%	48	0.4%	78	0.5%
Total	26,848	100.0%	10,931	100.0%	20,245	100.0%	10,757	100.0%	16,217	100.0%

Methodology



Magellan Strategies is pleased to present the results of a community survey of 678 adult residents within the City of Wheat Ridge.

The interviews were conducted from May 14th – May 29th, 2026. This survey has a margin of error of +/- 3.72% at the 95 percent confidence interval.

The survey data were weighted to represent the demographics of midterm election turnout within the city.

Key Takeaways & Opportunities

There is a clear appetite for capital investment, but only if it is focused on high-priority infrastructure projects. More than half of voters (54%) say it is extremely or very important to address capital needs in the near term. The strongest project priority by far is **proactive infrastructure maintenance**, with 81% rating it a high or medium priority and 56% selecting it as one of the top two projects to fund first.

Bike and pedestrian improvements (61% important) and preservation of the former school sites for parks and athletic fields (58% important) also enjoy strong support. In contrast, a new Civic Center is the lowest-ranked priority and is viewed as important by only 42% of voters.

A sales tax increase appears politically viable, while a property tax increase is overwhelmingly rejected: A proposed **1% sales tax increase** receives 60% support and only 38% opposition. By comparison, a **10-mill property tax increase** receives just 24% support and 74% opposition.

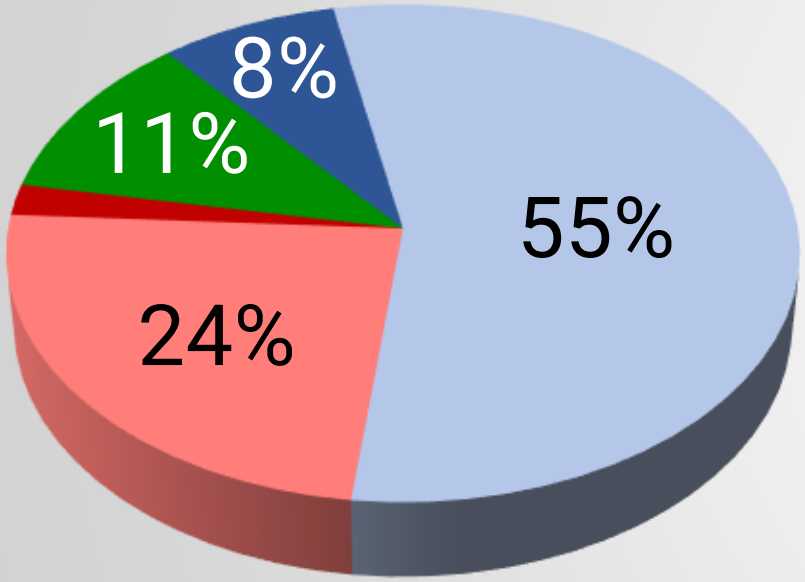
When asked to choose a preferred funding mechanism, voters favor a sales tax increase (50%) over a property tax increase (4%) by a wide margin. The fact that non-residents would pay a significant share of the sales tax makes 56% of voters more likely to support it.

Key Takeaways & Opportunities

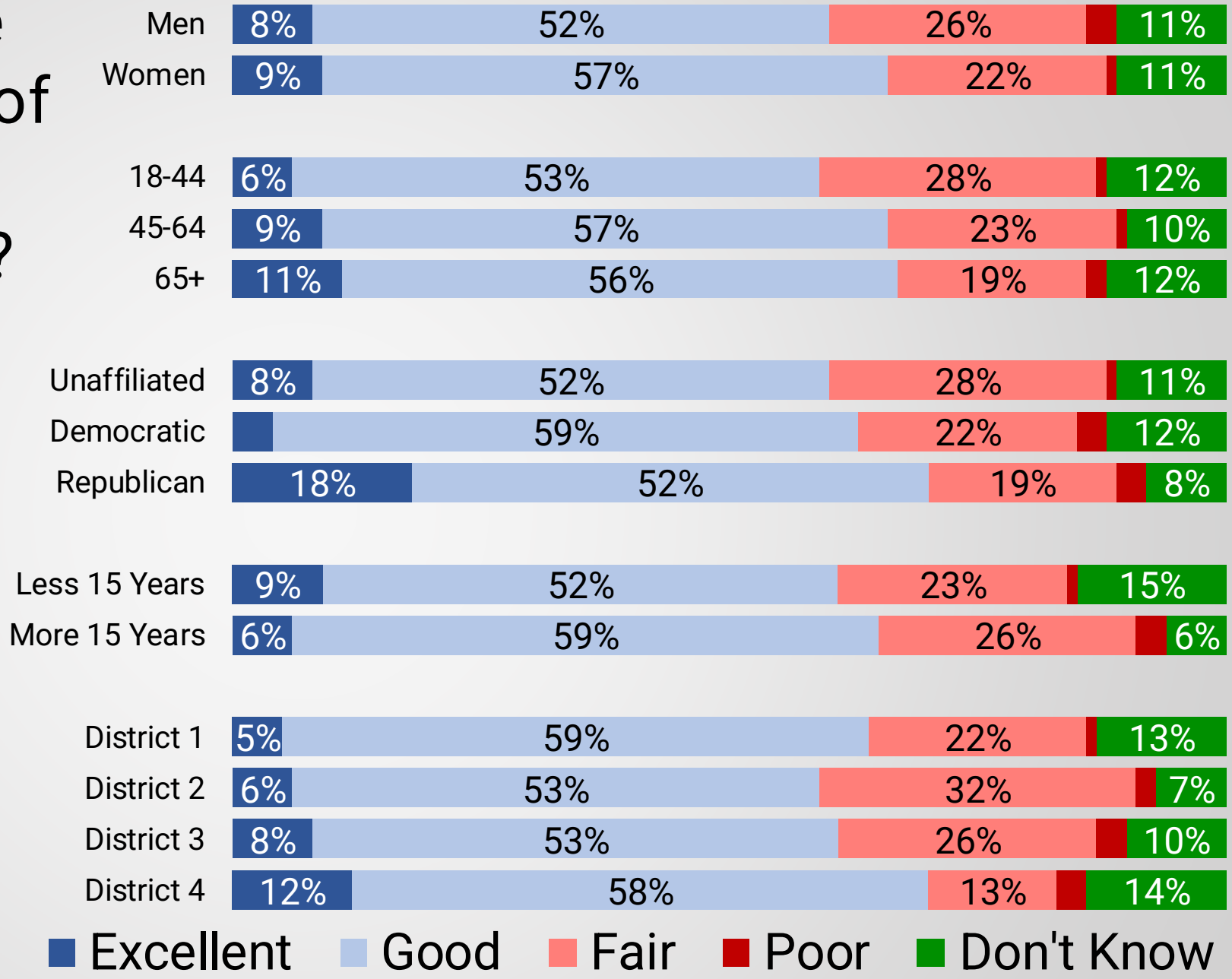
Voters trust the City, but remain divided on whether taxes should be increased: A majority (55%) agree that Wheat Ridge is fiscally responsible and spends taxpayer money wisely. However, voters are also divided between the argument that the city should make a targeted investment to catch up on infrastructure (44%) and the argument that Wheat Ridge should continue maintaining low taxes even if improvements occur more slowly (45%).

Affordability concerns remain the biggest obstacle to any ballot measure: The most convincing opposition messages focus on cost-of-living pressures and prioritizing basic infrastructure over a new City Hall. Even among residents who support investment, many emphasized that funding should prioritize roads, sidewalks, infrastructure maintenance, parks, open space, and community amenities rather than administrative facilities.

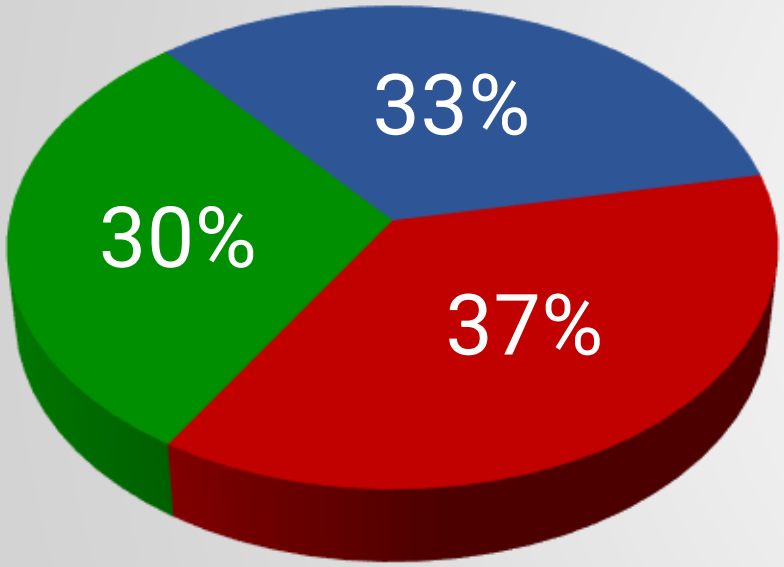
How would you rate the overall condition of the City's buildings and public facilities?



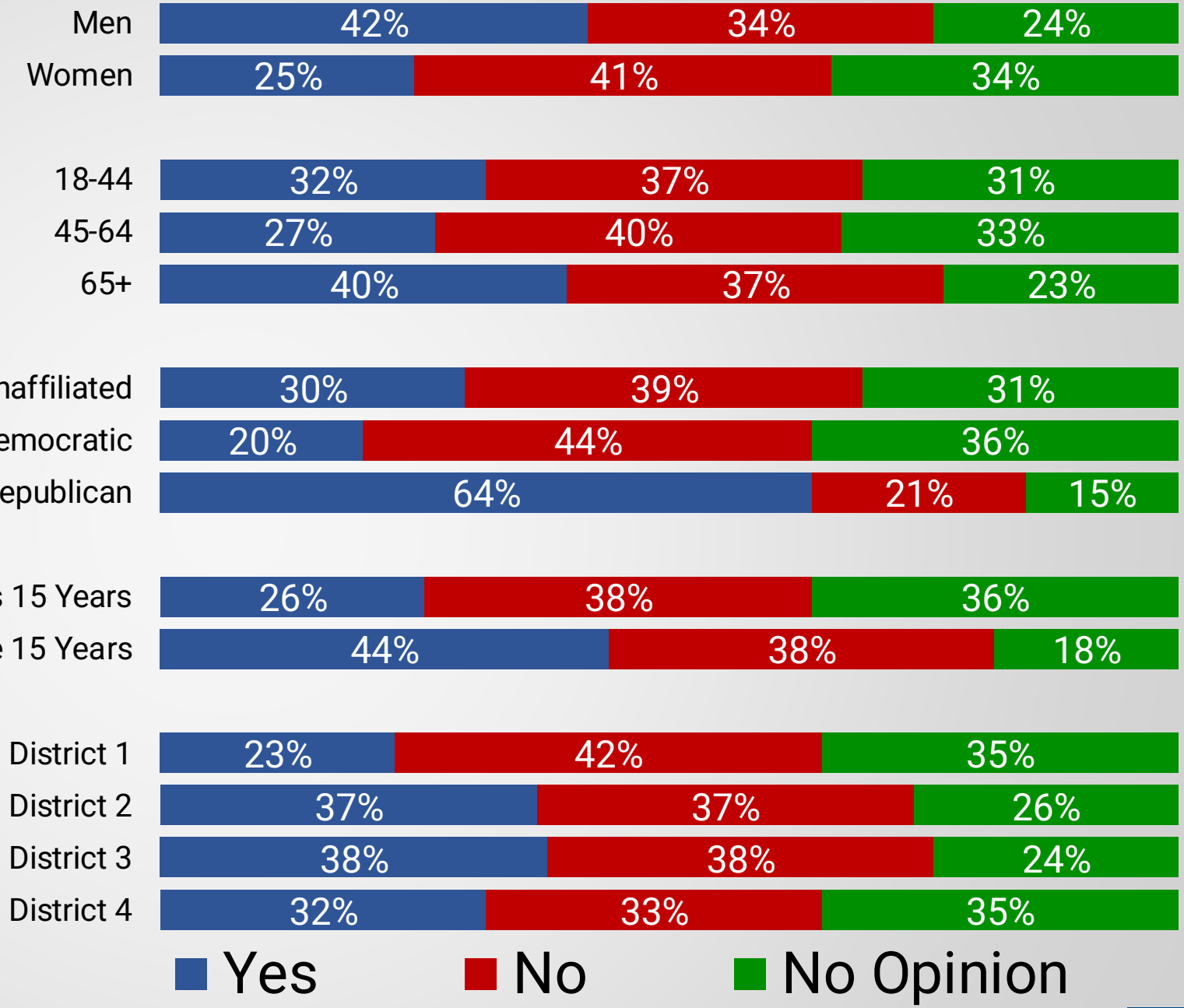
Excellent
Good
Fair
Poor
Don't Know



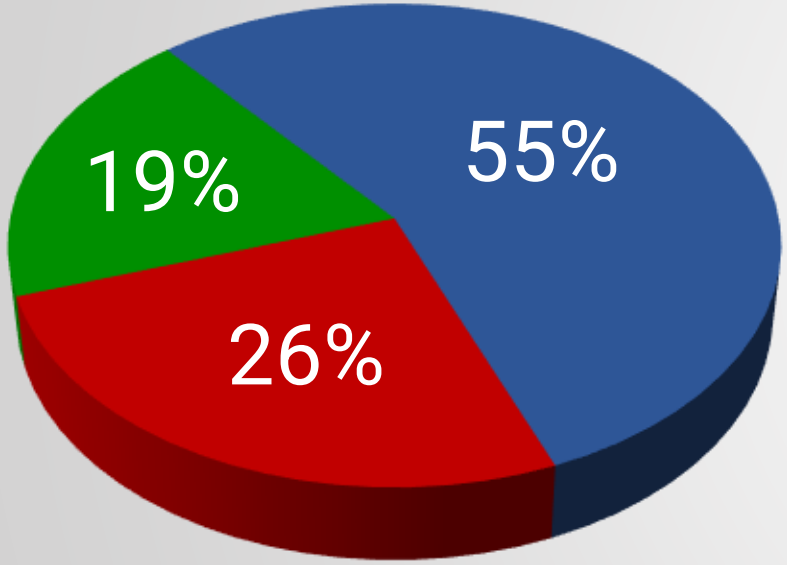
Do you think the City of Wheat Ridge currently has the financial resources needed for capital improvements to City buildings and public facilities over the next 10 years?



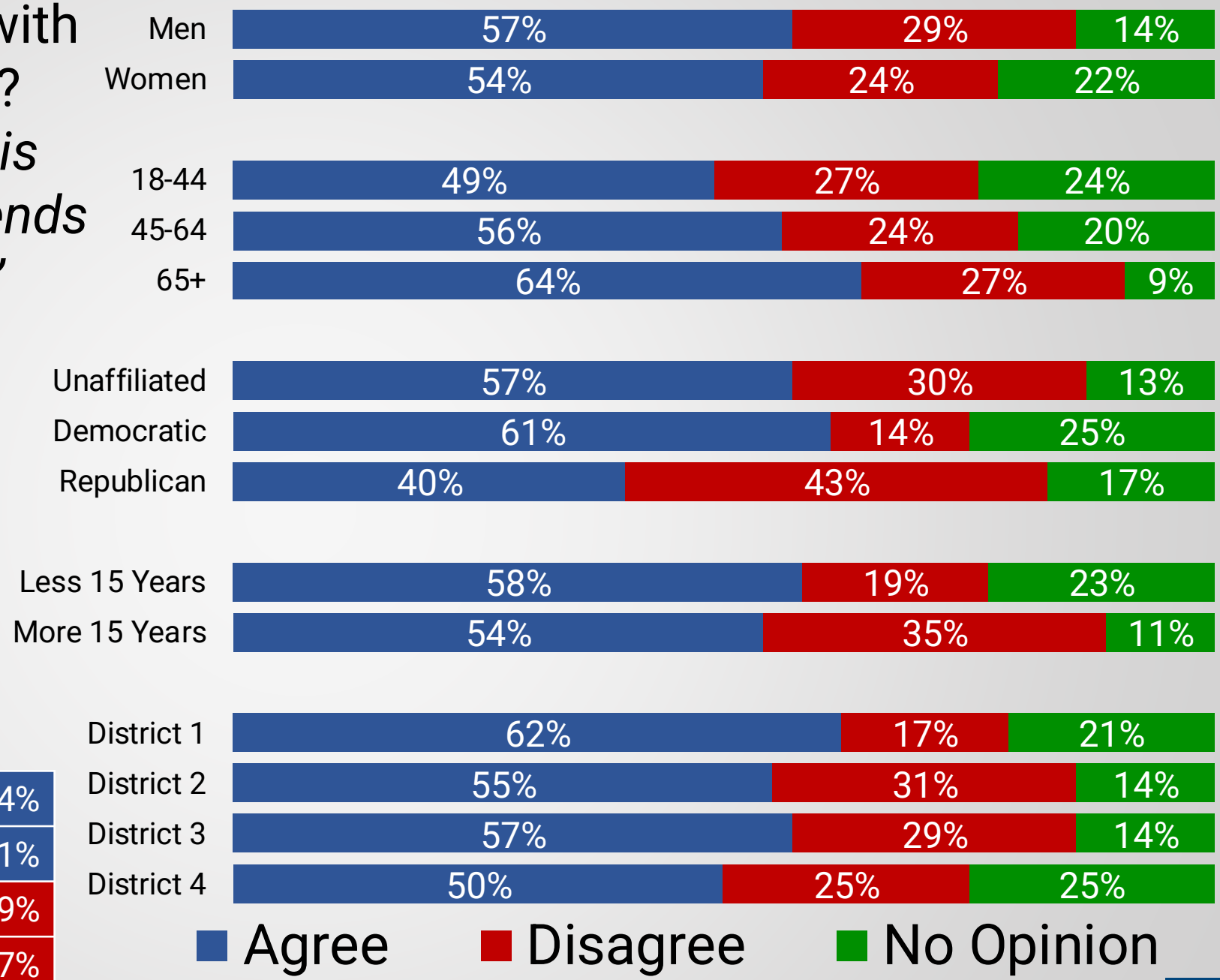
Definitely Yes	8%
Probably Yes	25%
Definitely Not	4%
Probably Not	33%



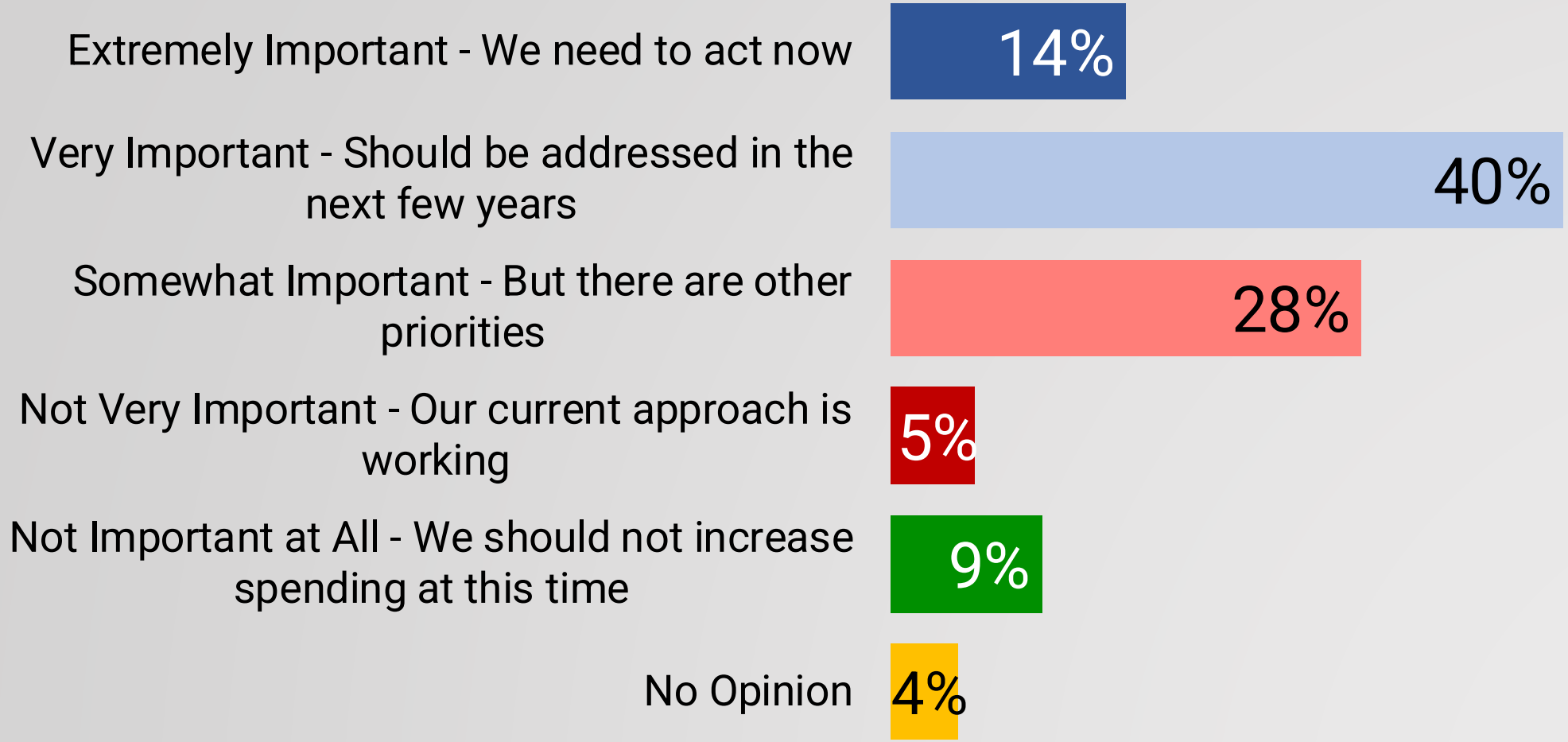
Do you agree or disagree with the following statement? *"The City of Wheat Ridge is fiscally responsible and spends taxpayer money wisely."*



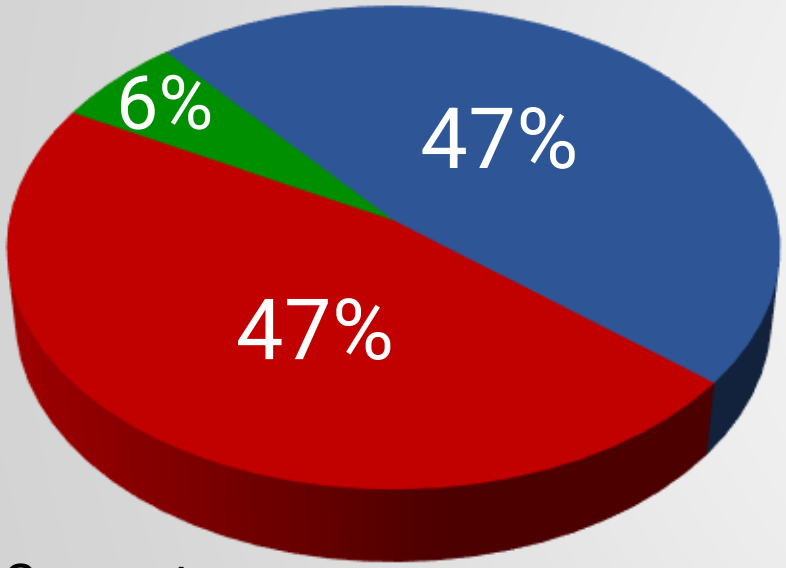
Strongly Agree	14%
Somewhat Agree	41%
Strongly Disagree	9%
Somewhat Disagree	17%



The City of Wheat Ridge has identified significant capital improvement needs over the next 10 years, including new police and city facilities, bike and pedestrian network improvements, proactive street maintenance, pool replacement, and other projects. This survey will first ask about capital projects generally before discussing specific projects. Generally speaking, how important is it to you that the City address these capital needs in the near term rather than continuing to defer them?

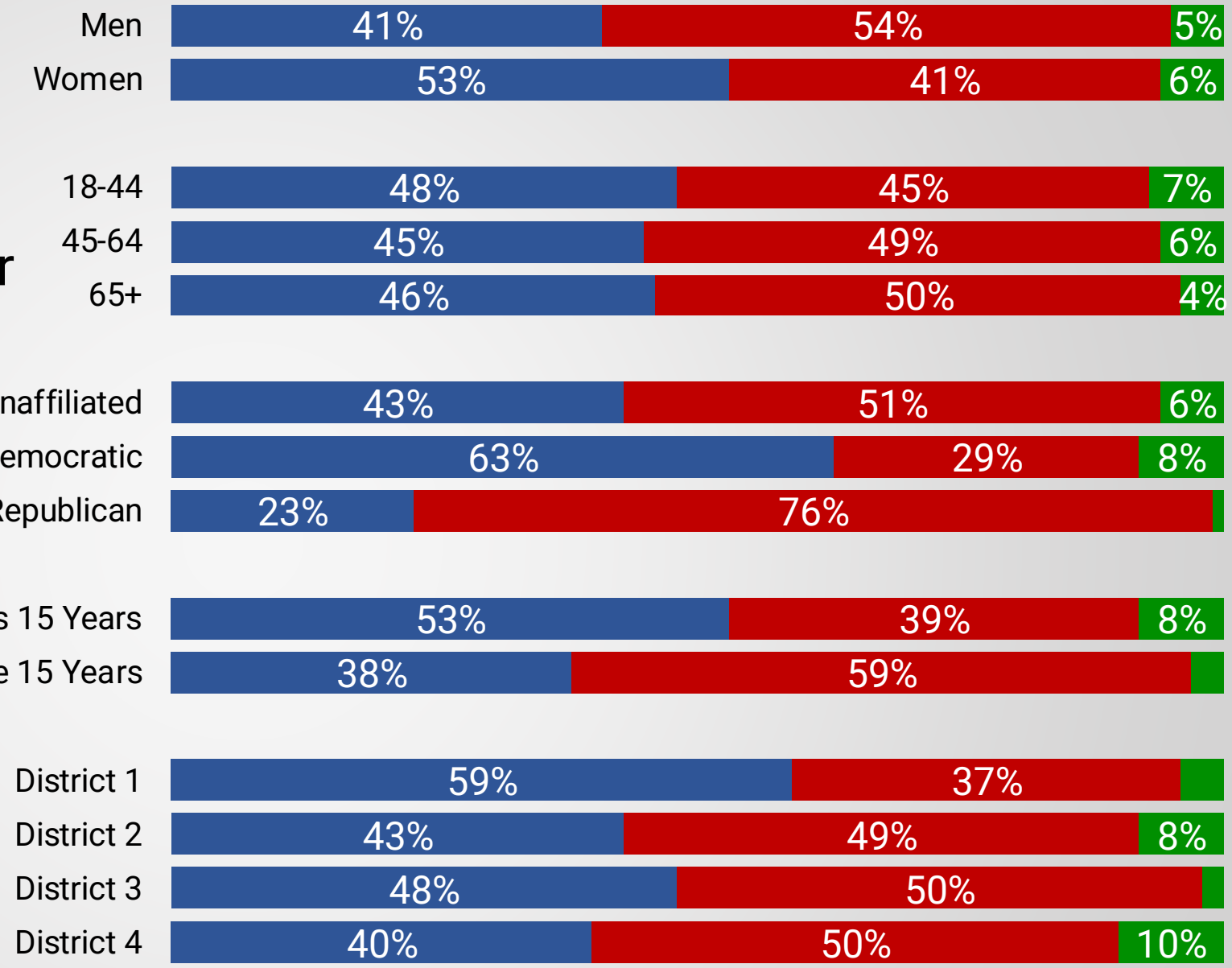


If additional funding were needed for capital improvements, would you support or oppose a ballot measure that increases taxes or fees to pay for these projects?

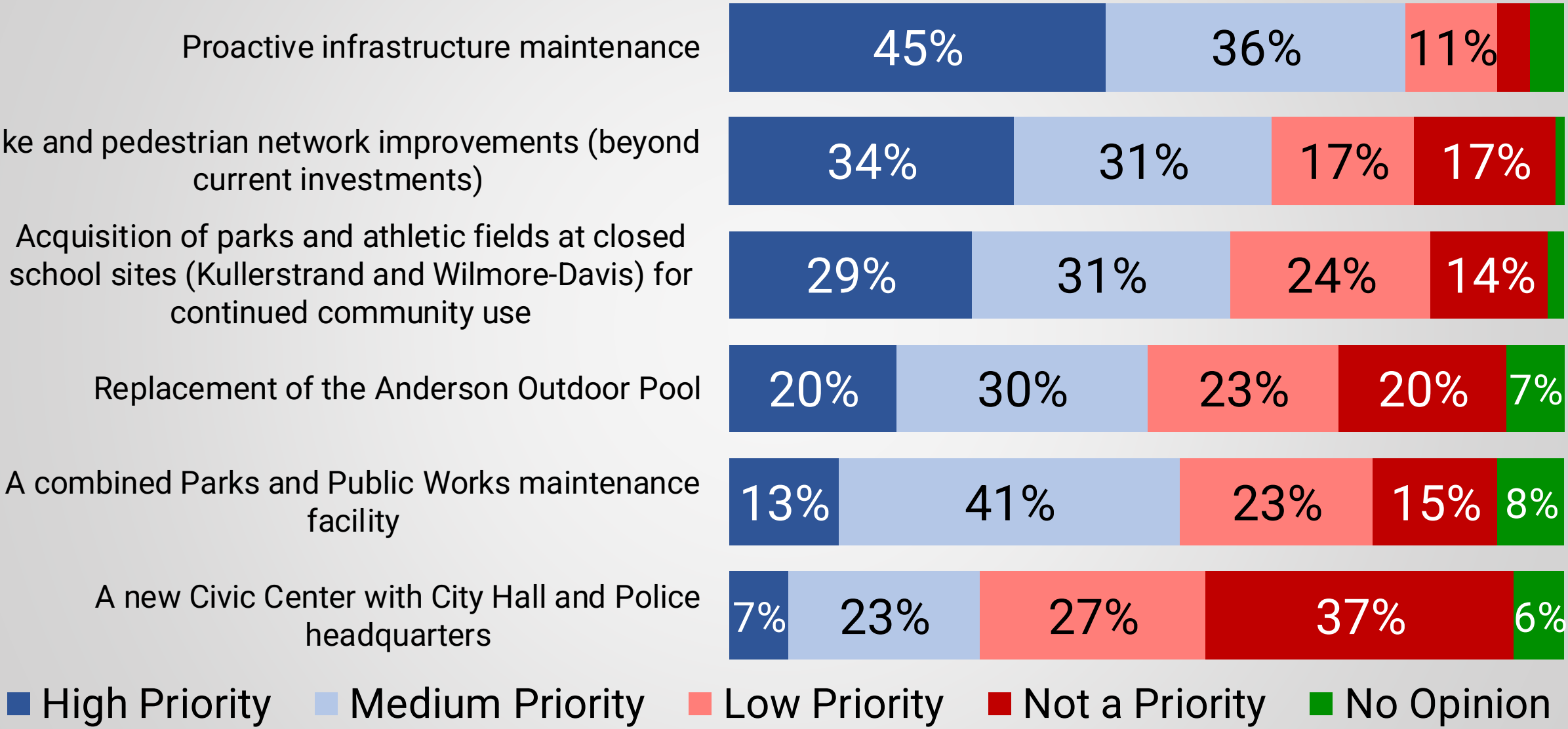


- Support
- Oppose
- No Opinion

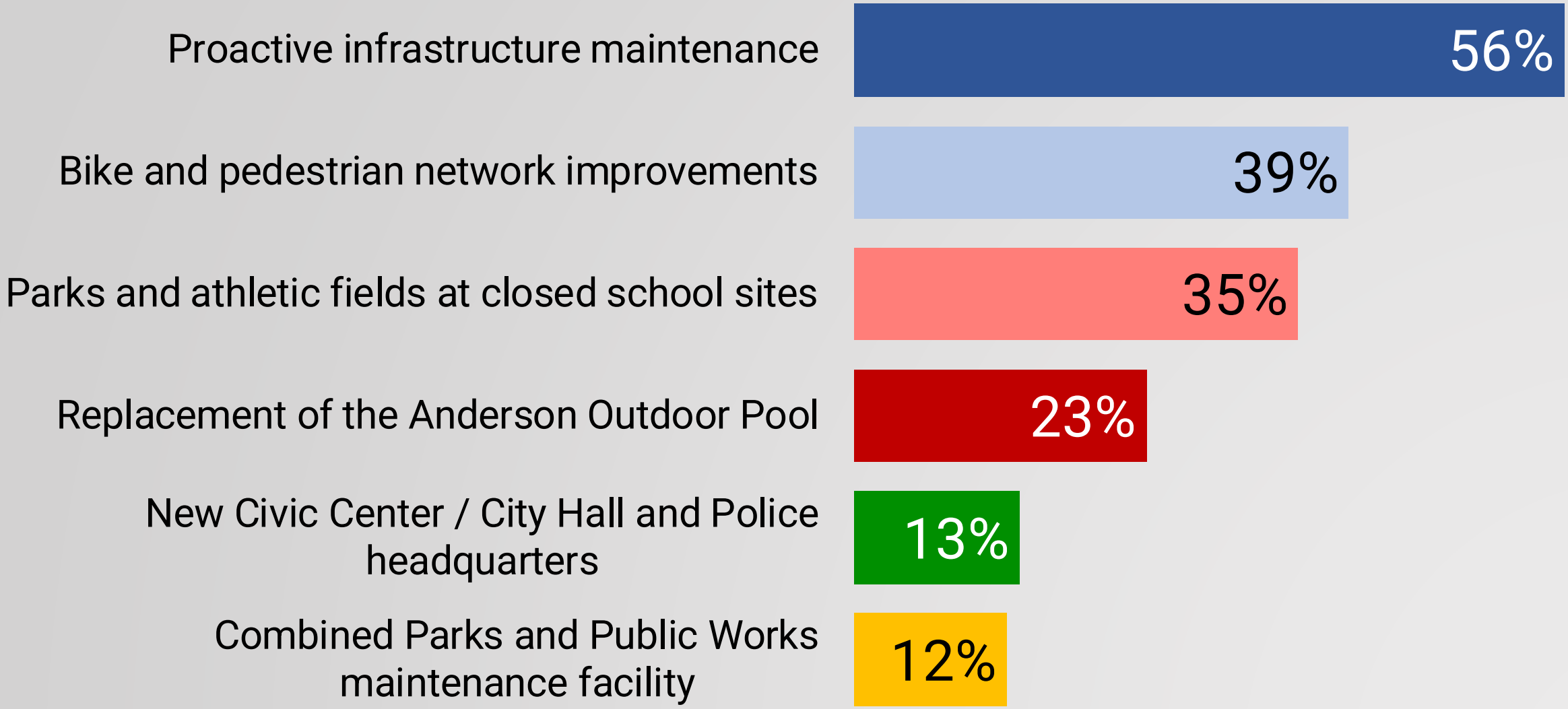
Strongly Support	15%
Somewhat Support	32%
Strongly Oppose	26%
Somewhat Oppose	21%



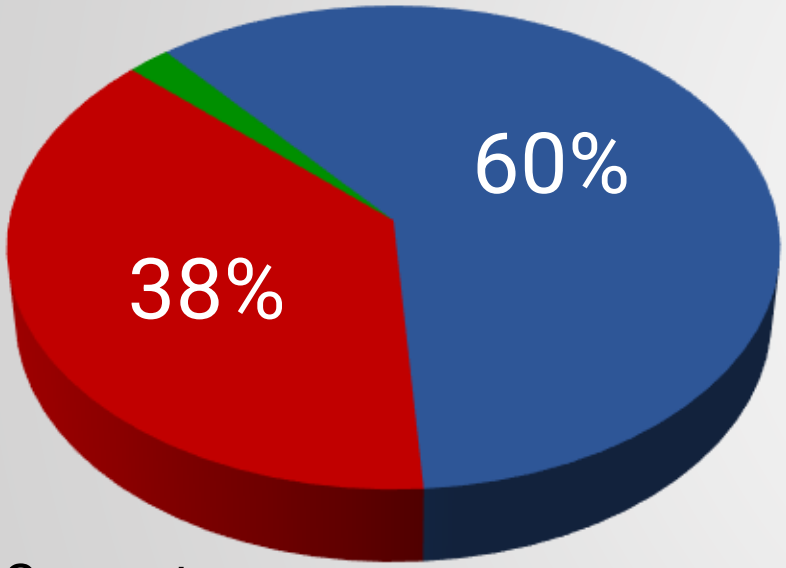
We will now share a list of capital projects the City is considering. For each one, please indicate how much of a priority it is for you personally:



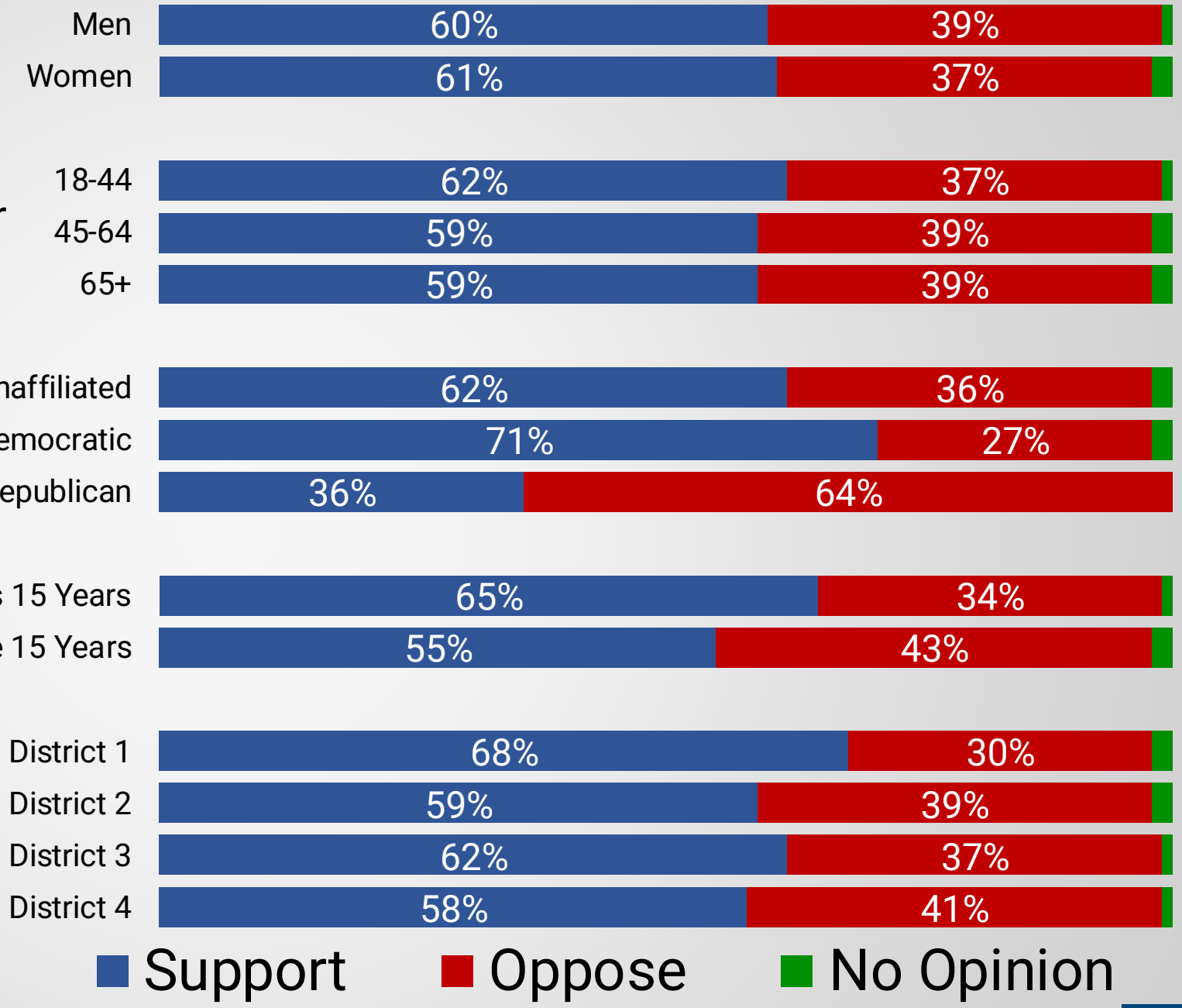
If the City could only fund some of these projects, please choose up to *two* that you would like to see funded first:



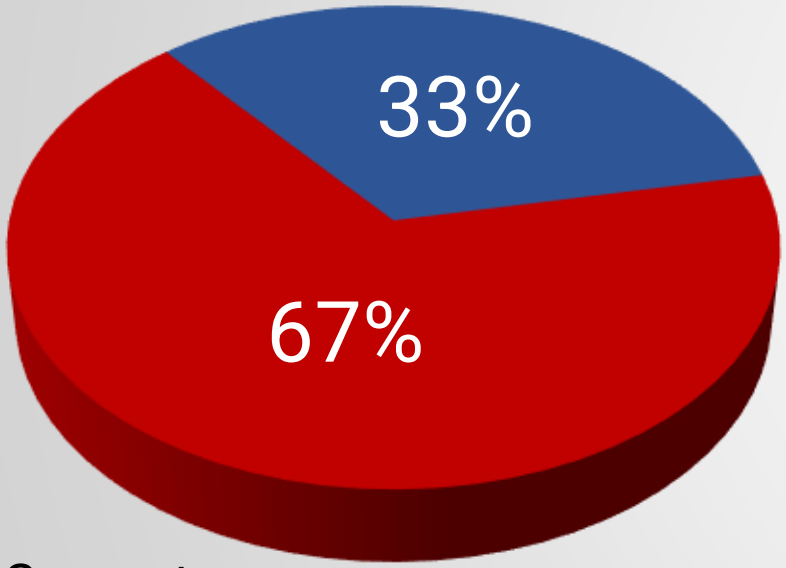
One option for raising revenue for capital improvements is a 1% sales tax increase ($1 on a $100 purchase) that would raise approximately $11 million annually. Would you support or oppose a 1% sales tax increase for capital improvements?



Strongly Support	25%
Somewhat Support	35%
Strongly Oppose	23%
Somewhat Oppose	15%

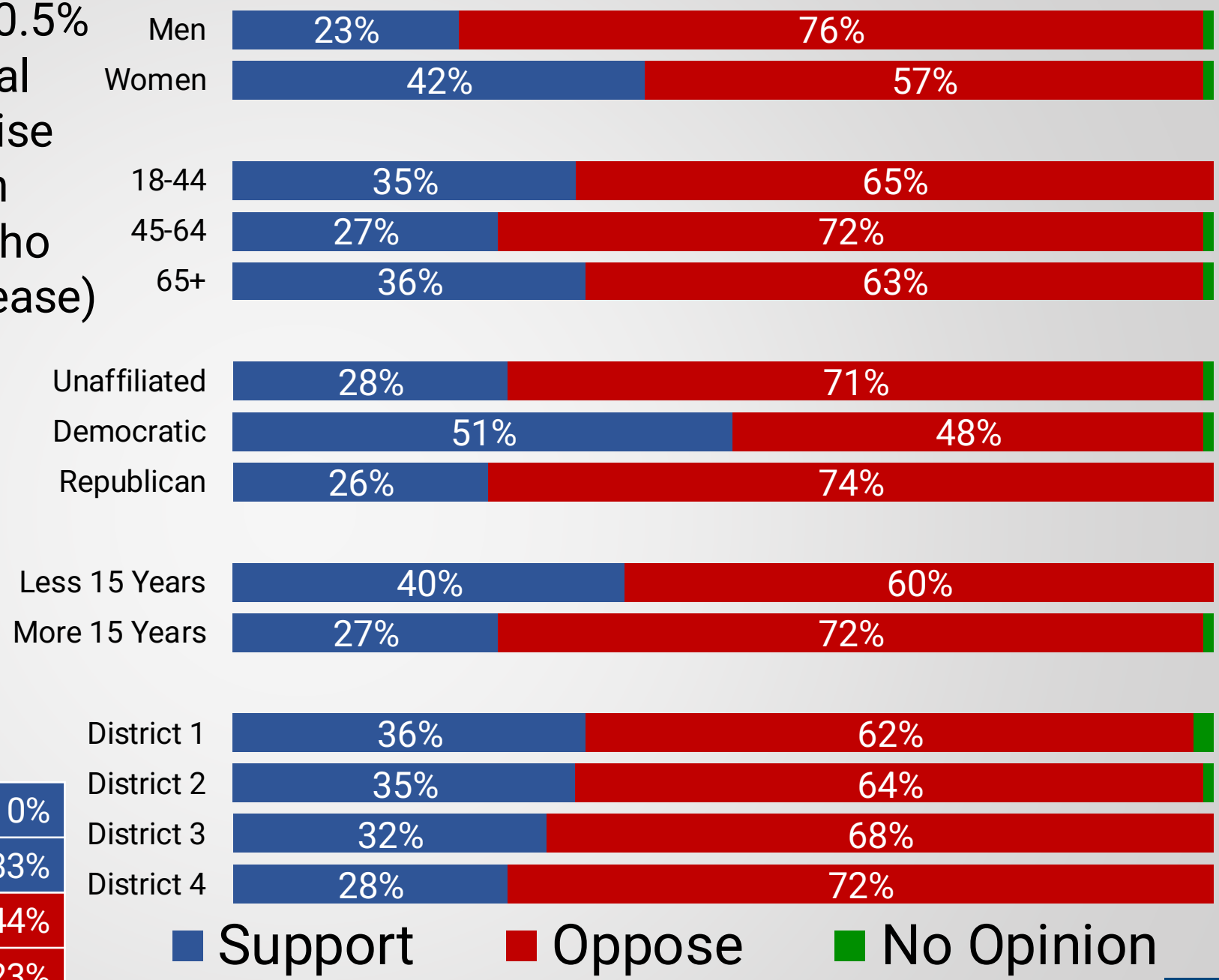


Would you support a smaller, 0.5% sales tax increase for capital improvements that would raise approximately $5.5 million annually? (Asked to those who opposed the 1% sales tax increase)

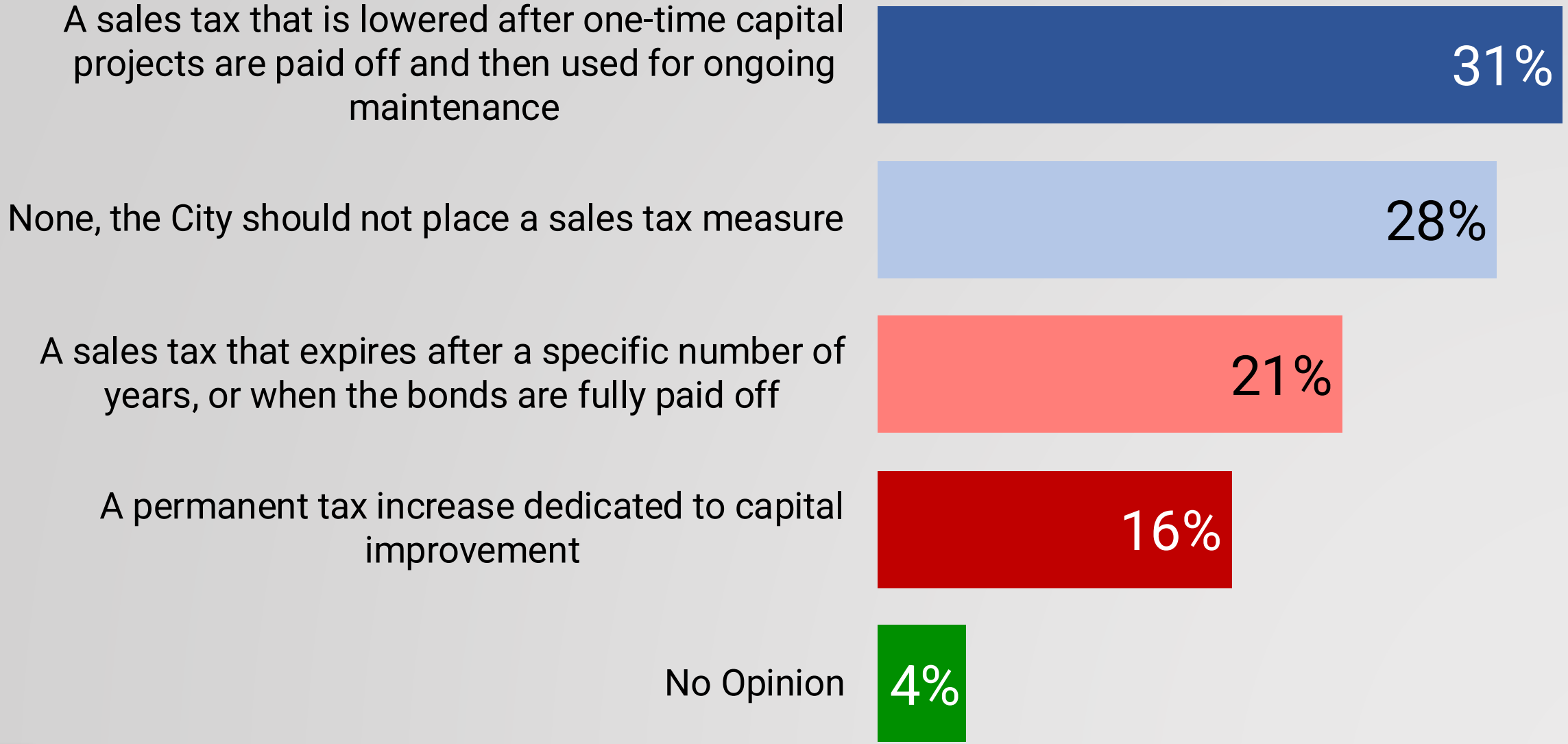


- Support
- Oppose
- No Opinion

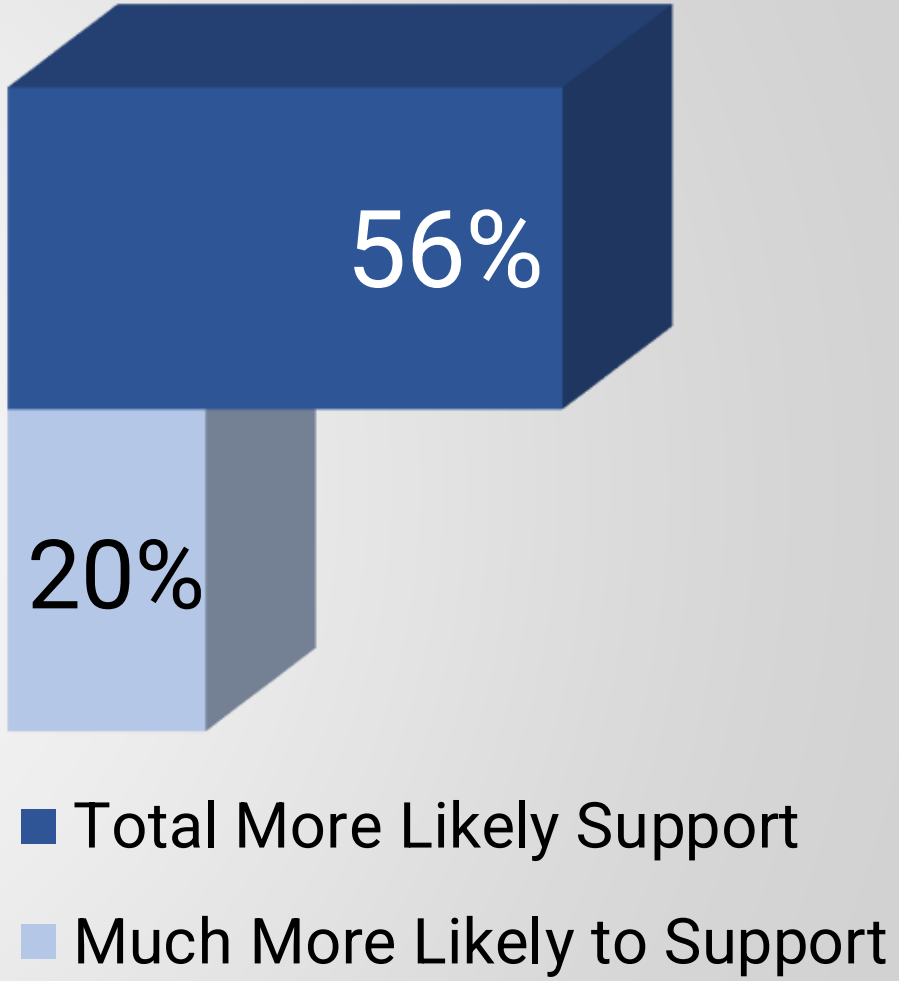
Strongly Support	0%
Somewhat Support	33%
Strongly Oppose	44%
Somewhat Oppose	23%



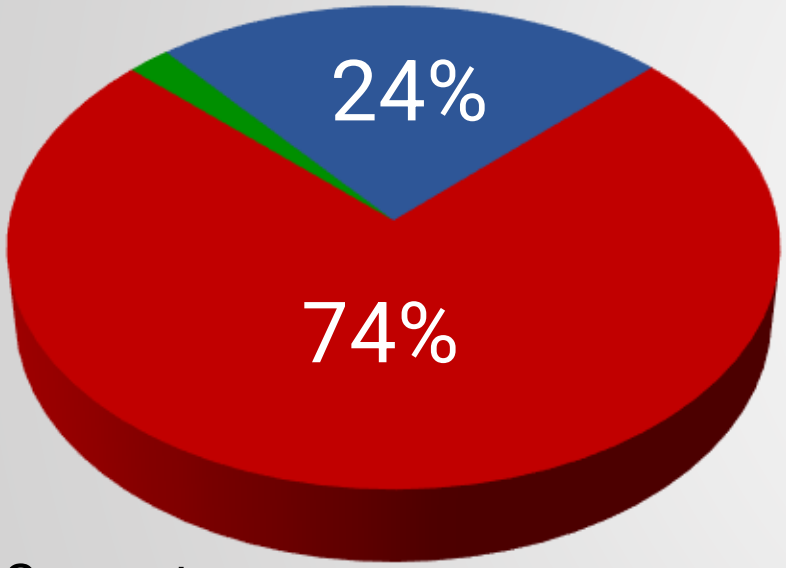
If the City placed a sales tax measure on the ballot, which approach would you prefer?



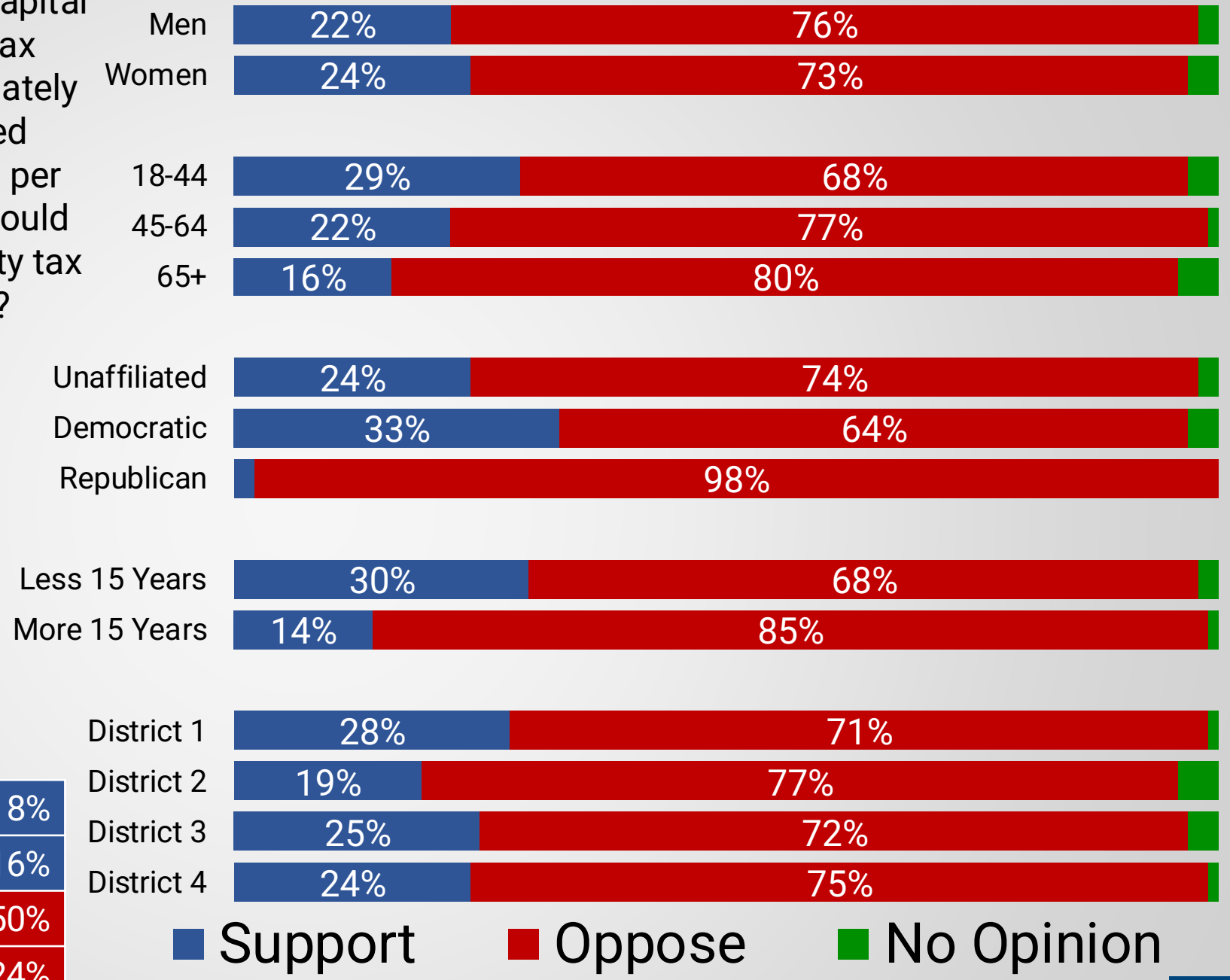
Approximately half or more of the City's sales tax revenue comes from non-residents who shop, dine, or do business in Wheat Ridge. Knowing this, does it make you more or less likely to support a sales tax increase?



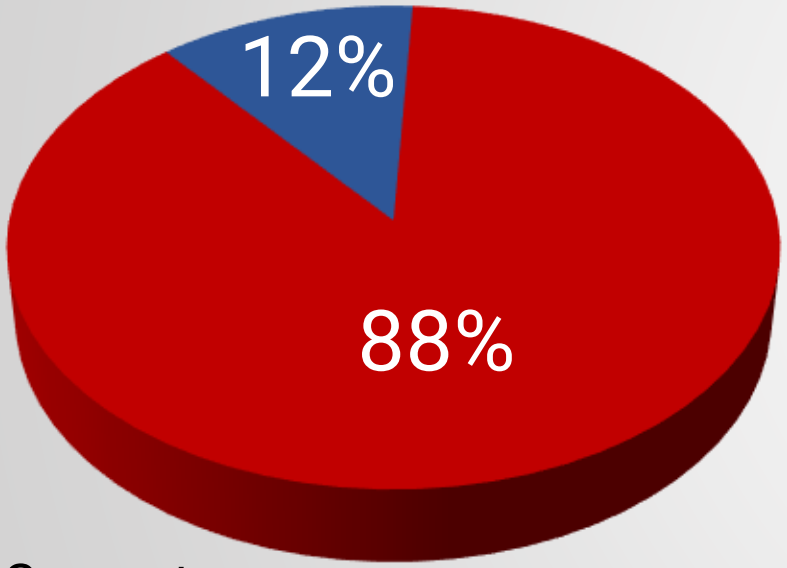
Another option for raising revenue for capital improvements is a 10-mill property tax increase that would generate approximately $8.4 million annually, at an estimated additional cost of approximately $375 per year for a home valued at $600,000. Would you support or oppose a 10-mill property tax increase for capital improvements?



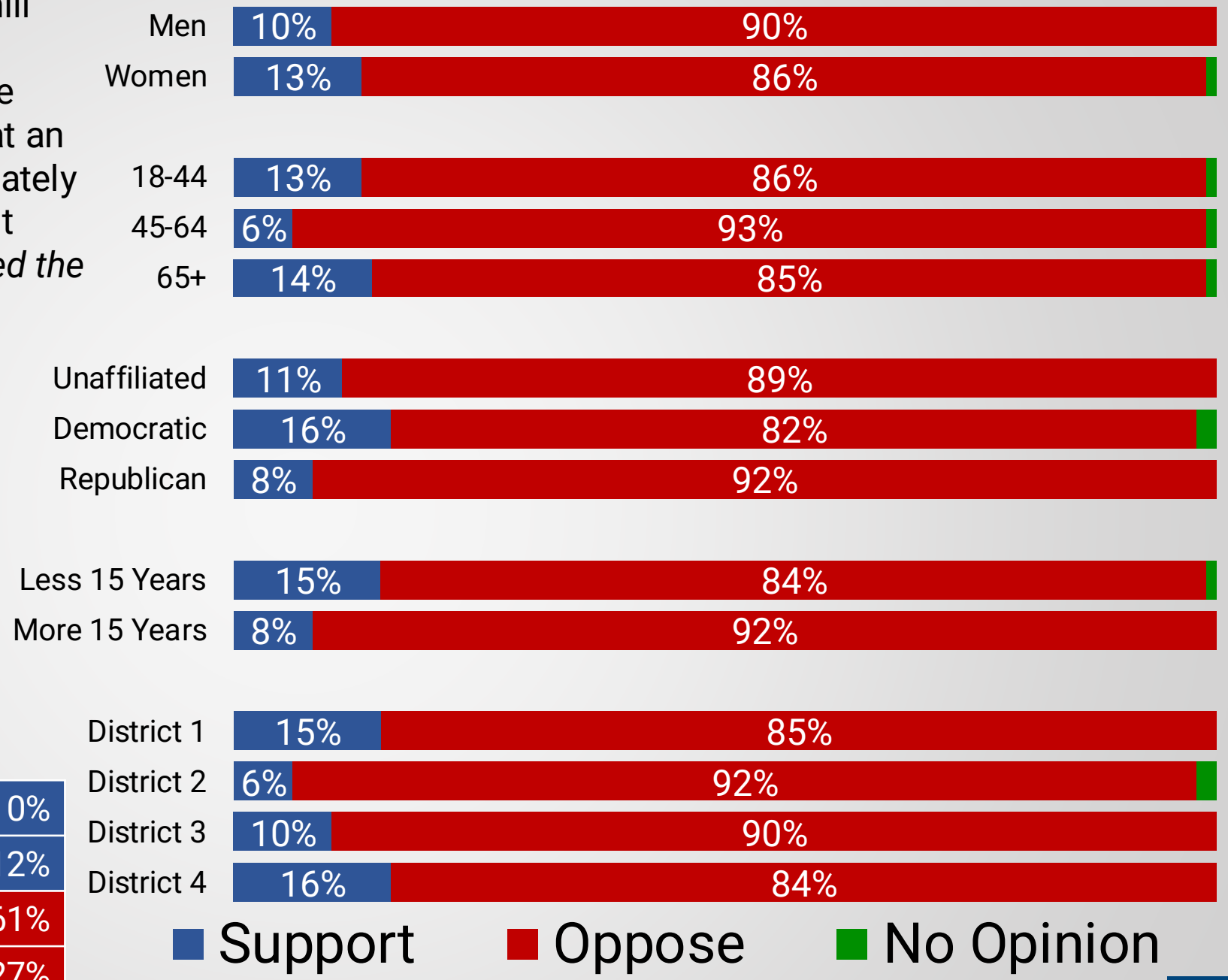
Strongly Support	8%
Somewhat Support	16%
Strongly Oppose	50%
Somewhat Oppose	24%



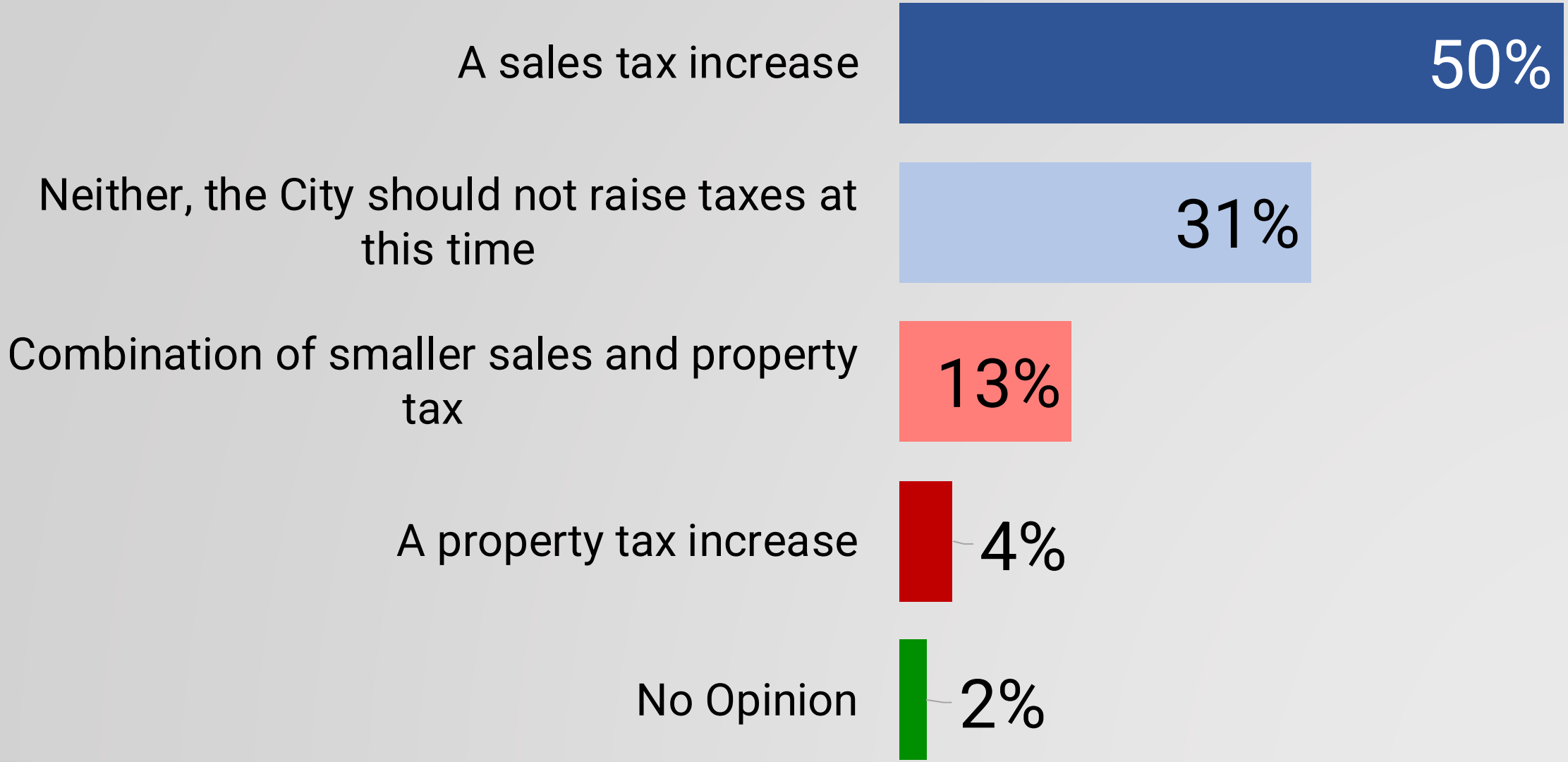
Would you support a smaller, 7.5-mill property tax increase for capital improvements that would generate approximately $6.2 million annually, at an estimated additional cost of approximately $281 per year for a home valued at $600,000? *(Asked to those who opposed the 10-mill property tax increase)*



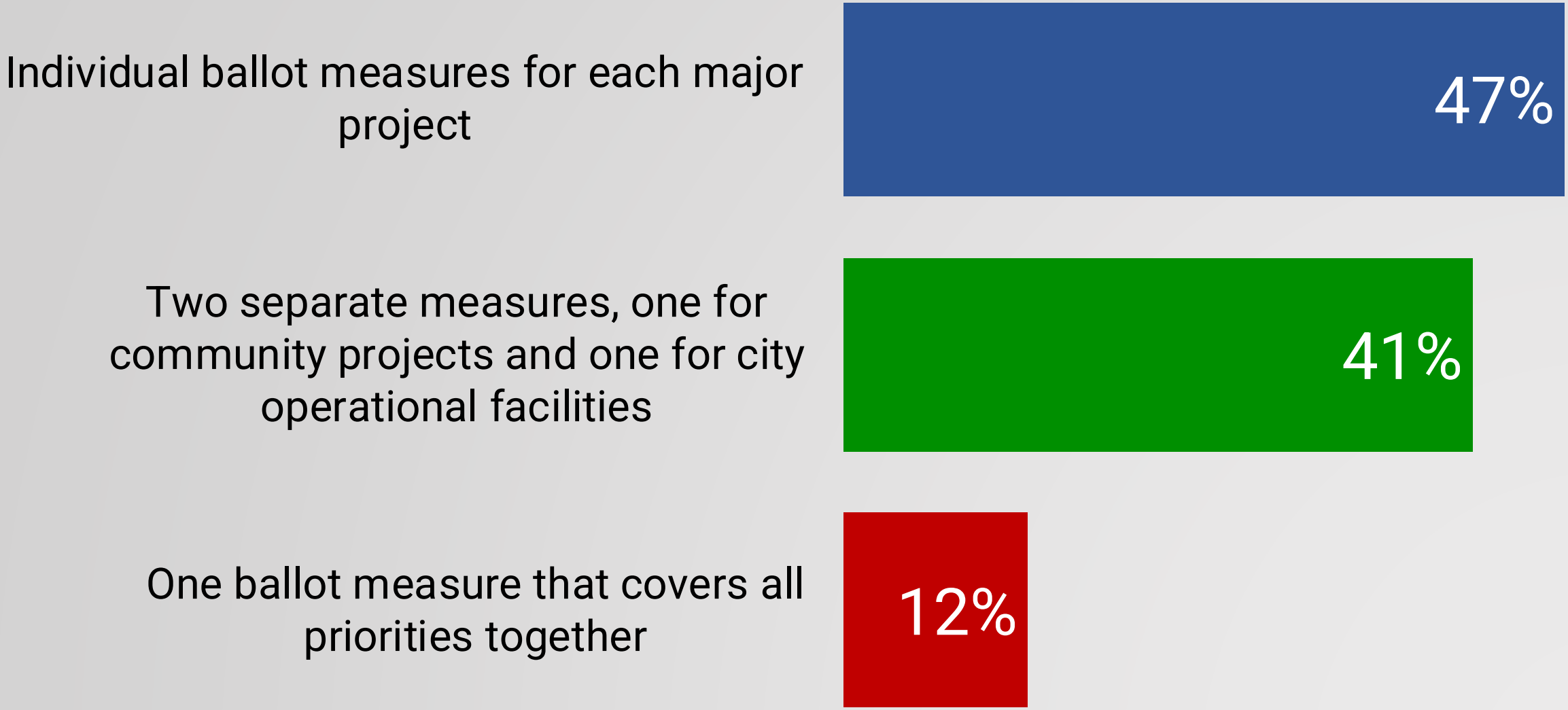
Strongly Support	0%
Somewhat Support	12%
Strongly Oppose	61%
Somewhat Oppose	27%



If the City needed to raise revenue for capital improvements, which approach would you most prefer?

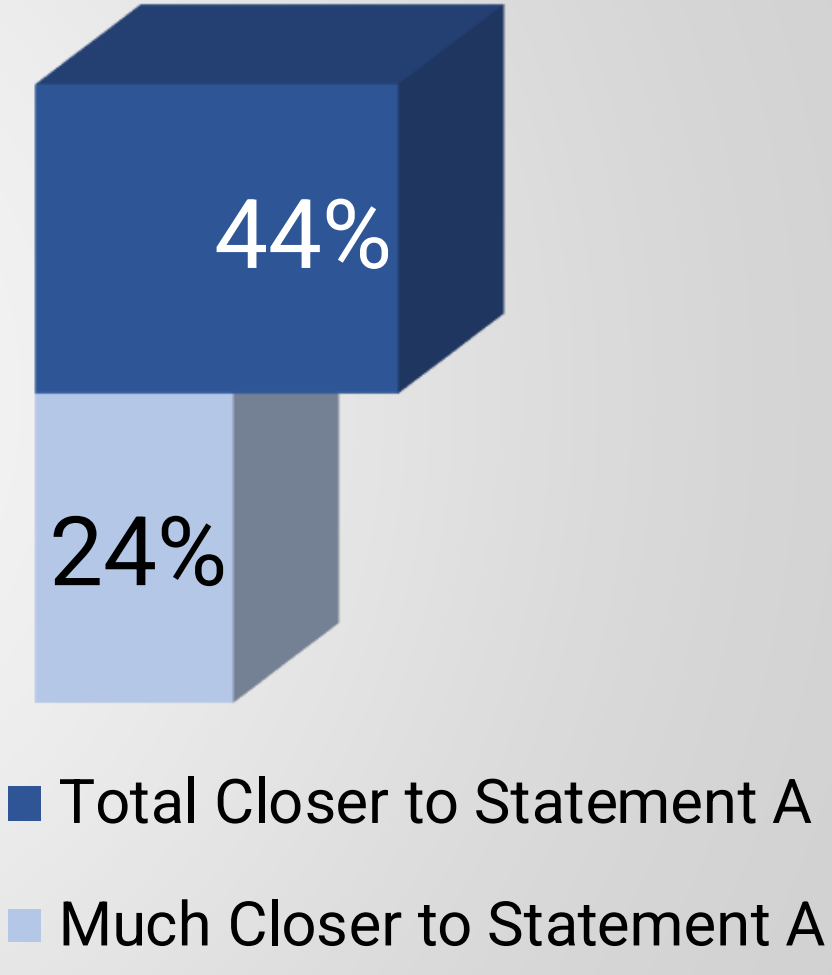


Which approach would you prefer for funding the City's capital improvement needs?



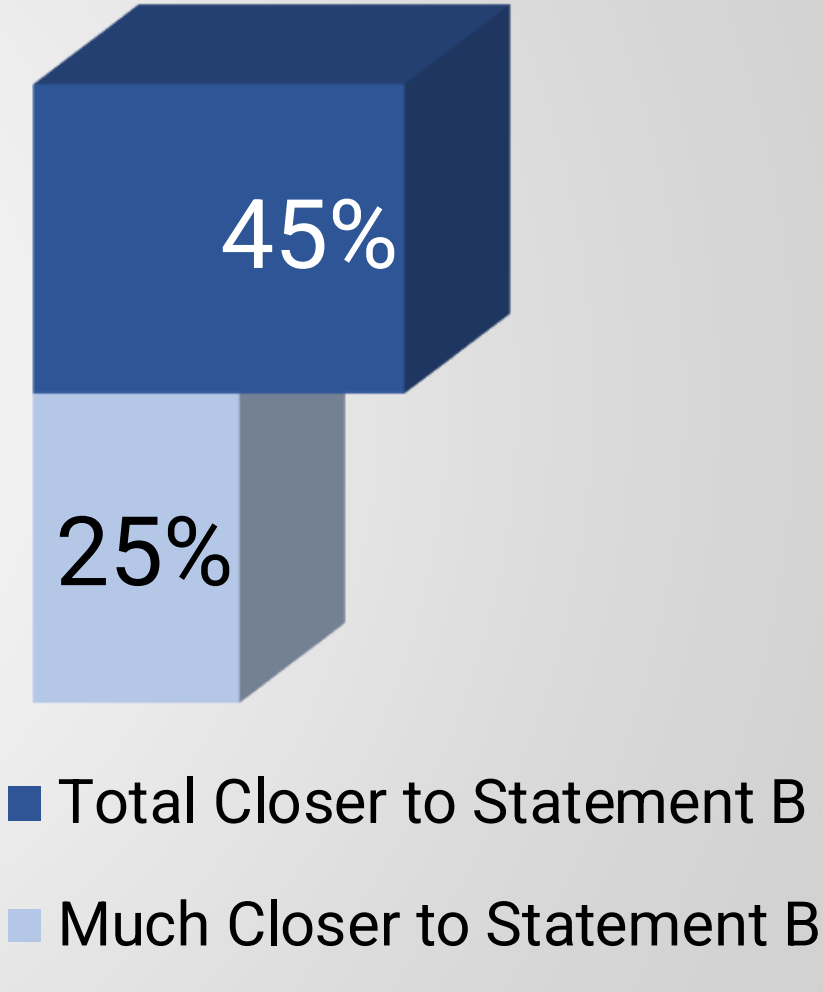
Below are two statements. Please indicate which comes closer to your own view:

Statement A: Wheat Ridge has kept taxes low for decades, but as a result it has fallen behind on maintaining buildings, roads and infrastructure. It is time to make a targeted investment to catch up.

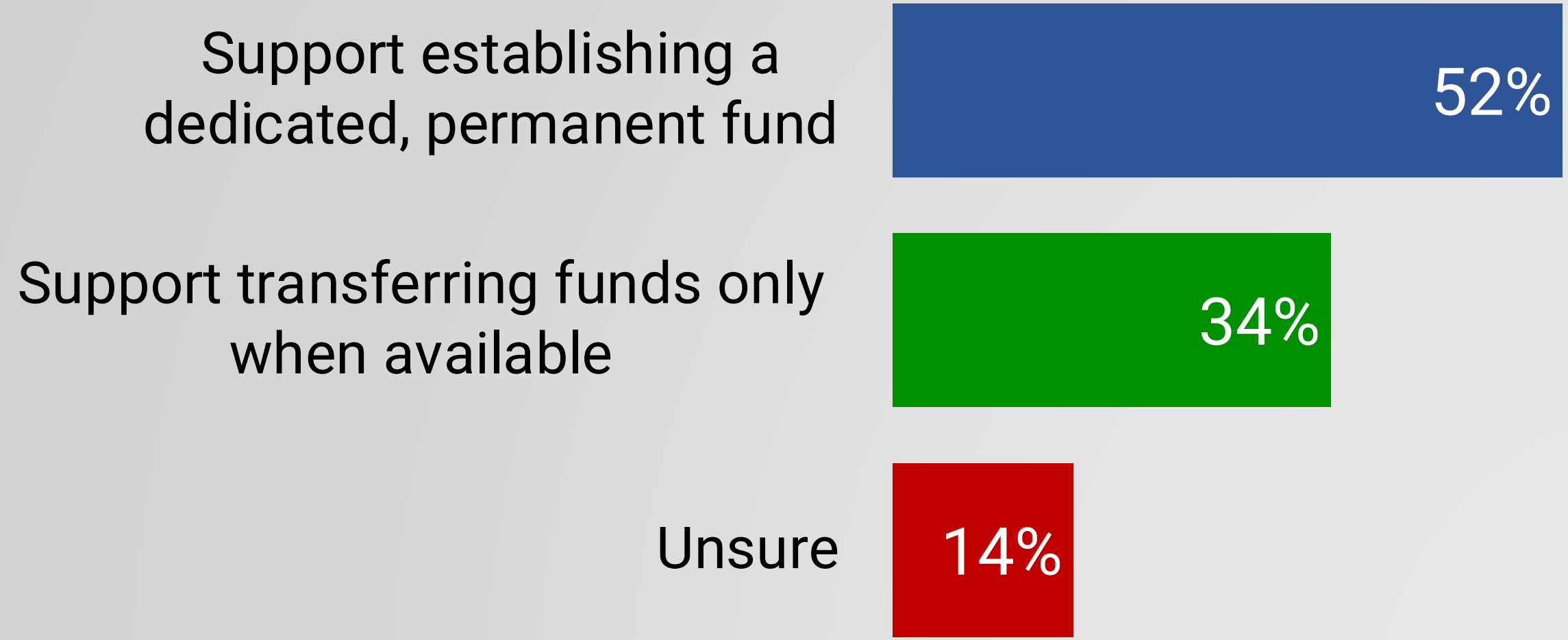


Below are two statements. Please indicate which comes closer to your own view:

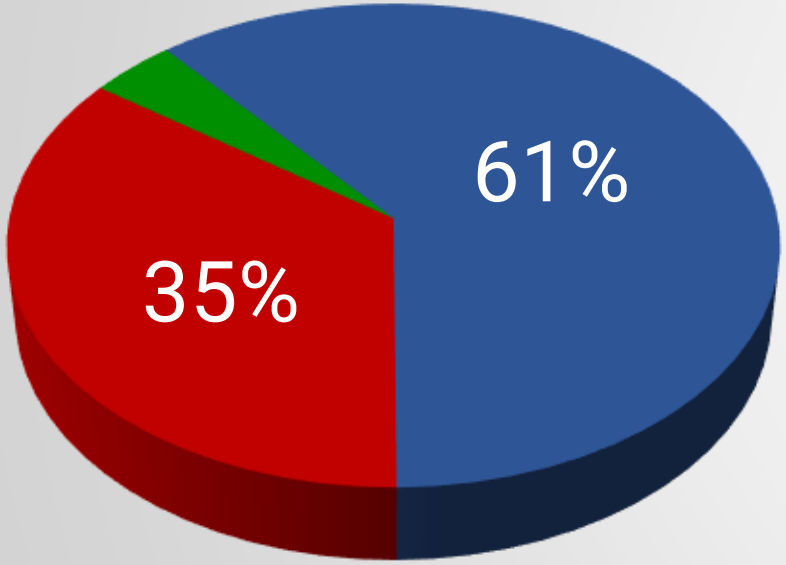
Statement B: Wheat Ridge has kept taxes low for decades, and that is a good thing. It should continue to find ways to maintain infrastructure without raising taxes, even if at a reduced amount.



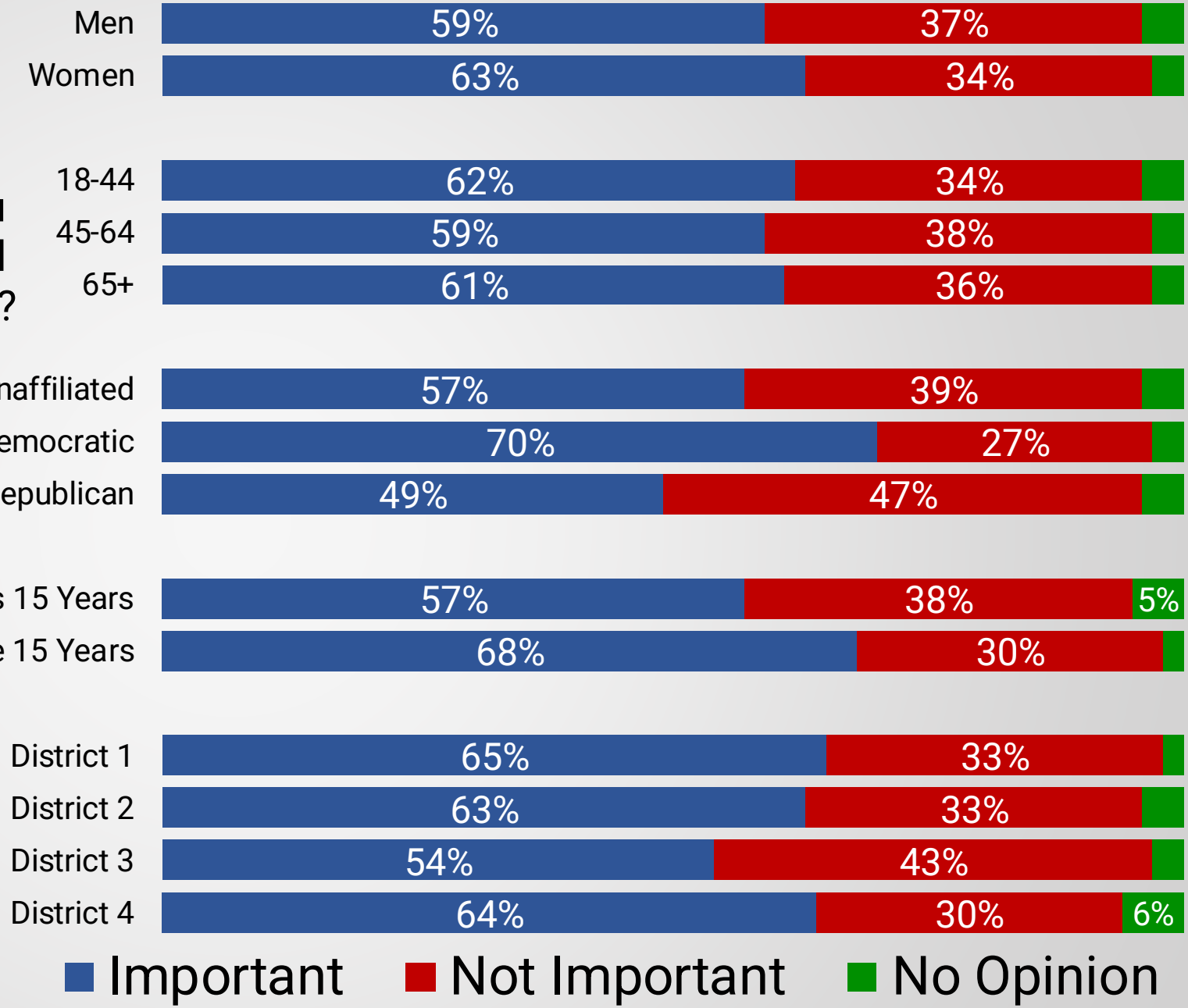
Which statement best reflects your view? I support establishing a dedicated, permanent fund so the city can plan maintenance years in advance and reduce long-term costs. **OR** I prefer the city continue to transfer funds only when available, even if it means some projects or repairs take much longer to complete.



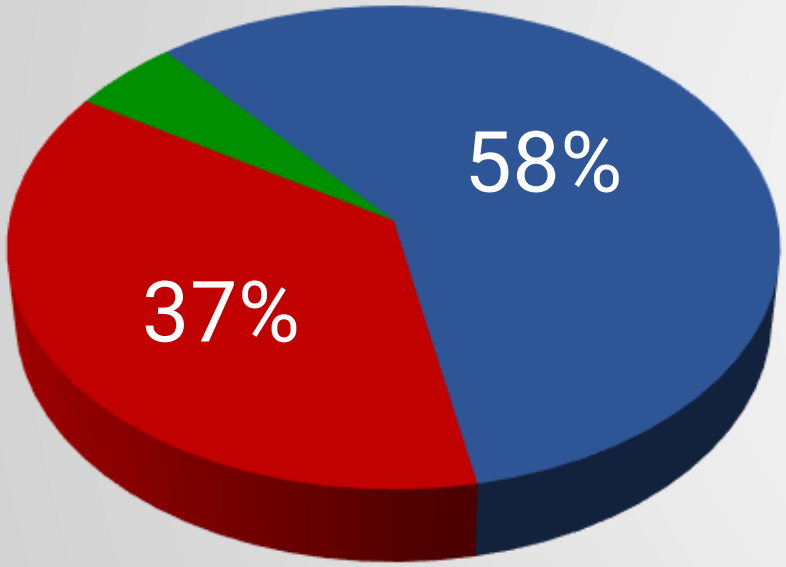
Anderson Pool is nearing the end of its useful life and needs significant investment within the next two to four years or will need to be closed permanently. How important is it to you that the City replace Anderson Pool and continue to have an outdoor public pool?



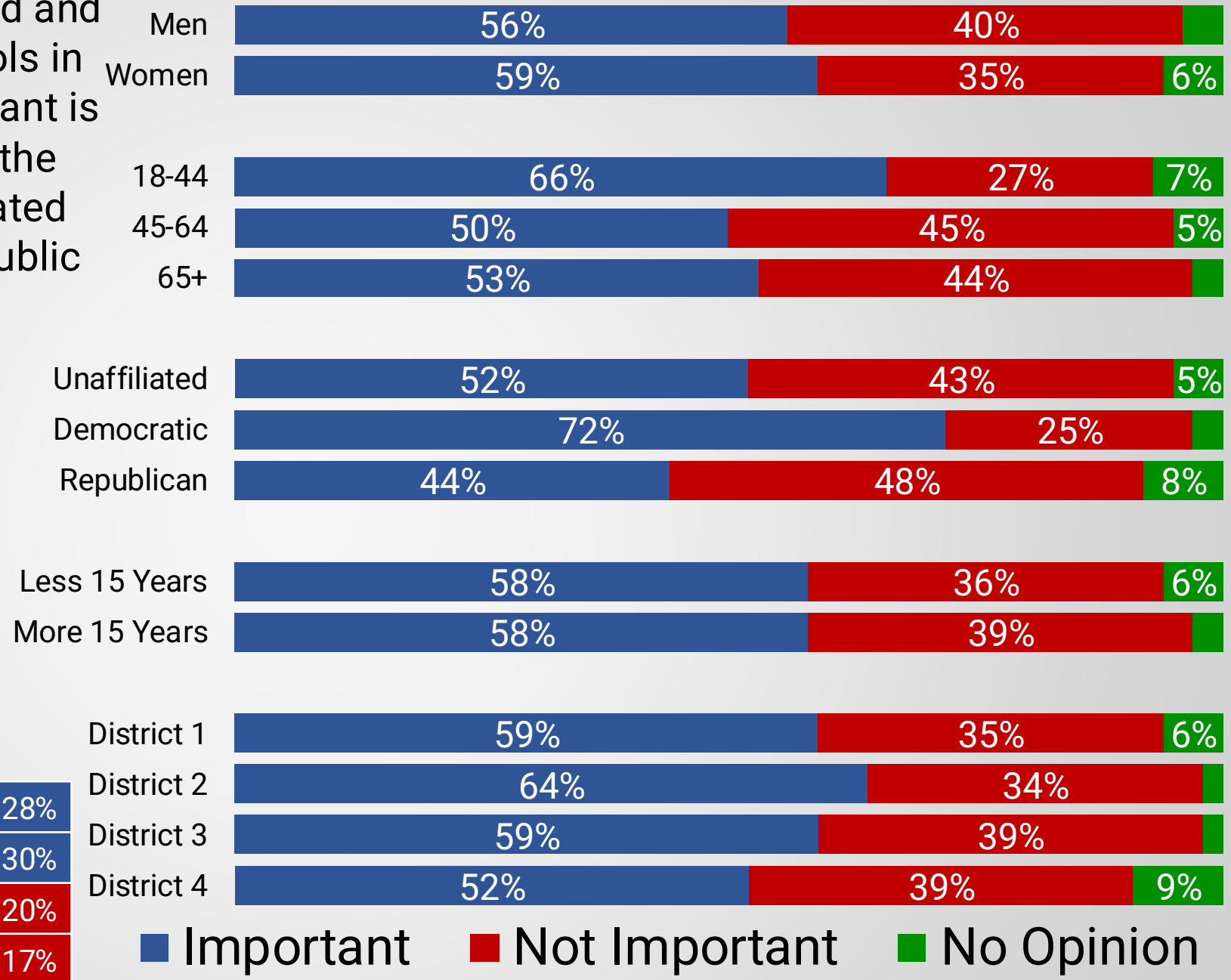
Very Important	28%
Somewhat Important	33%
Not Too Important	18%
Not Important	17%



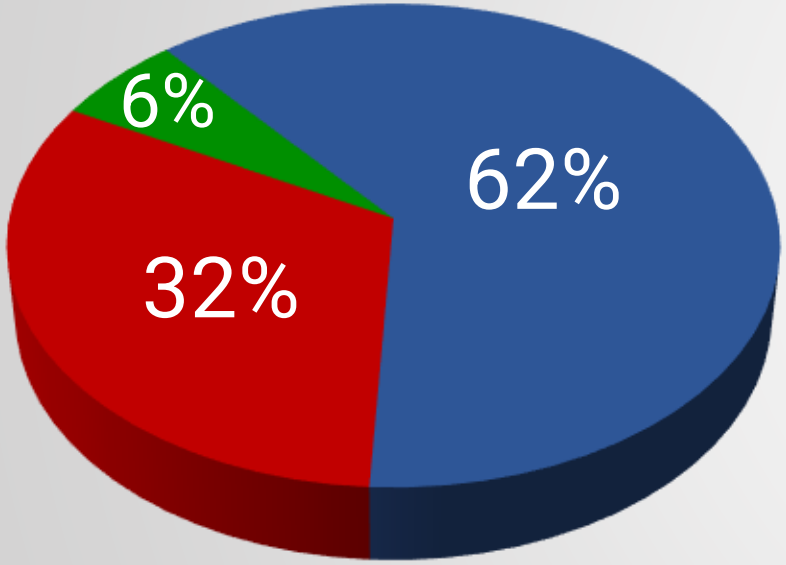
Jeffco Schools closed Kullerstrand and Wilmore-Davis elementary schools in Wheat Ridge in 2022. How important is it to you that the City purchase the parks and athletic fields associated with the schools for continued public use?



Very Important	28%
Somewhat Important	30%
Not Too Important	20%
Not Important	17%

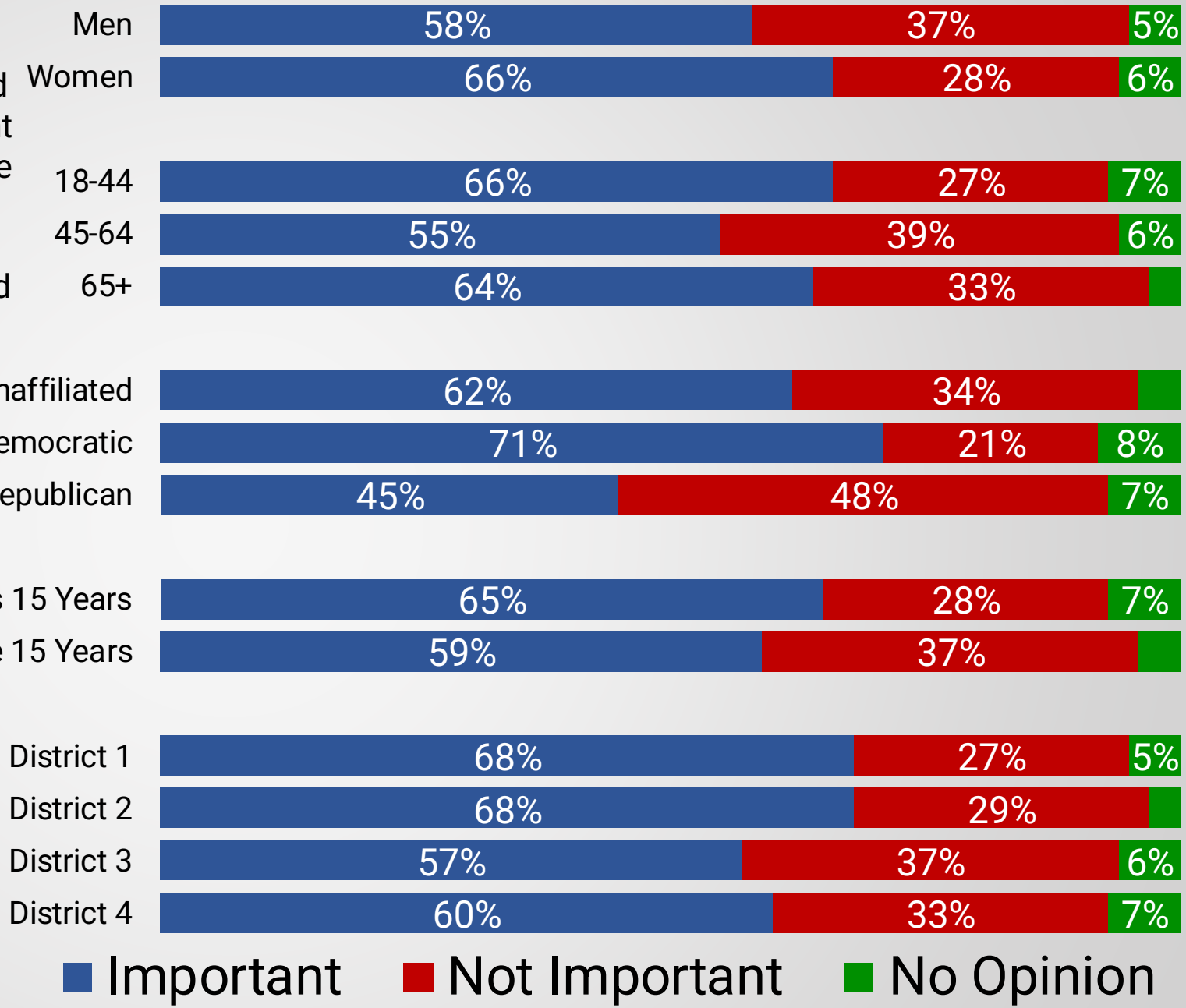


A Facilities Master Plan completed in 2023 concluded that the City's parks and public works maintenance facilities are cramped, outdated, and burdened by deferred maintenance. How important is it to you that the City reconfigure and expand the existing public works maintenance facility to accommodate a combined facility for both public works and parks for future growth and streamlined operations?

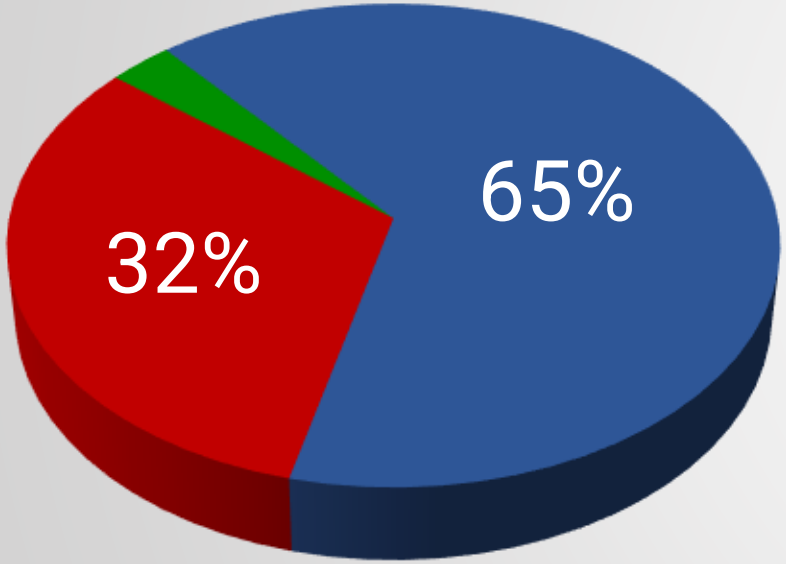


- Important
- Not Important
- No Opinion

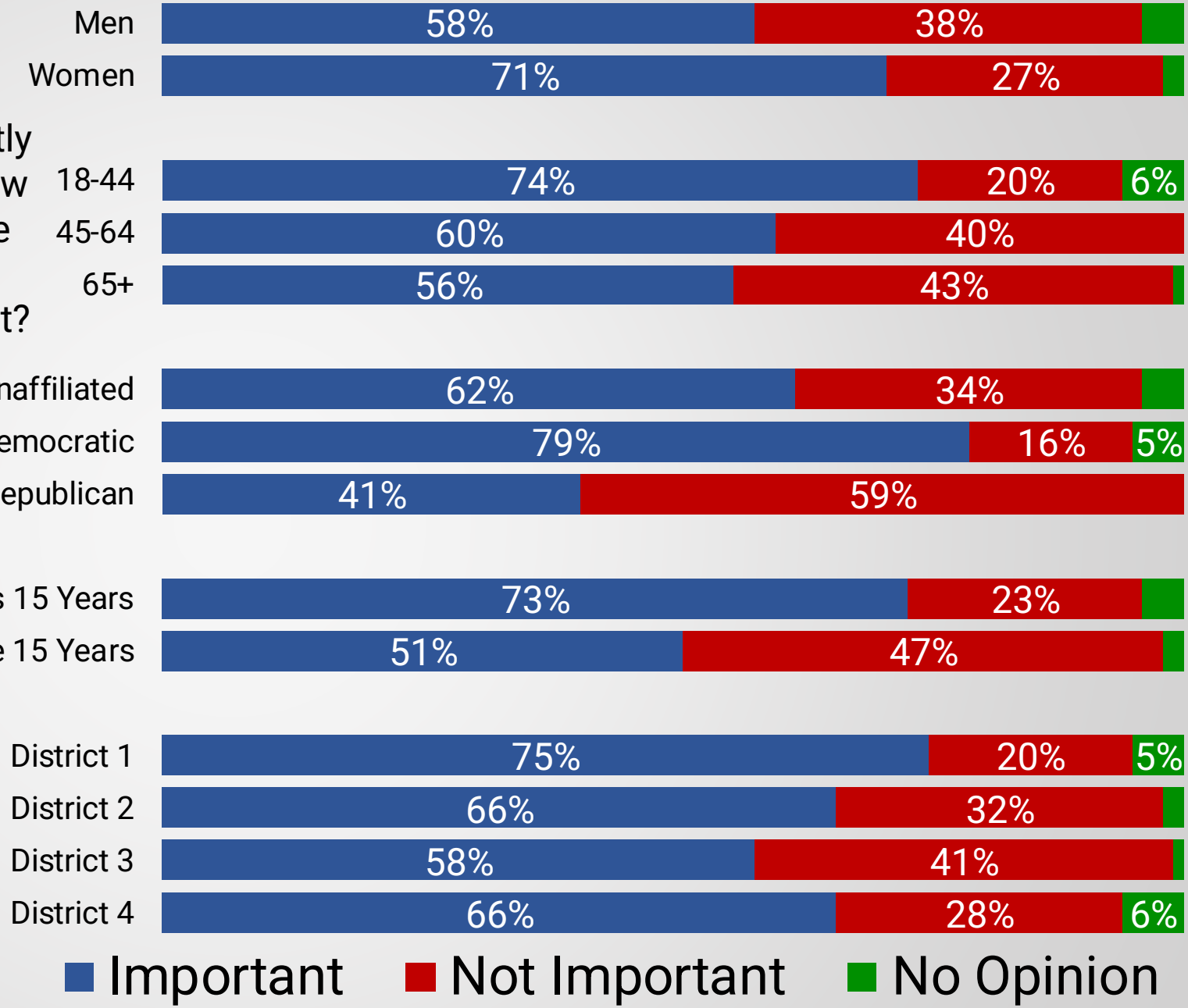
Very Important	15%
Somewhat Important	47%
Not Too Important	17%
Not Important	15%



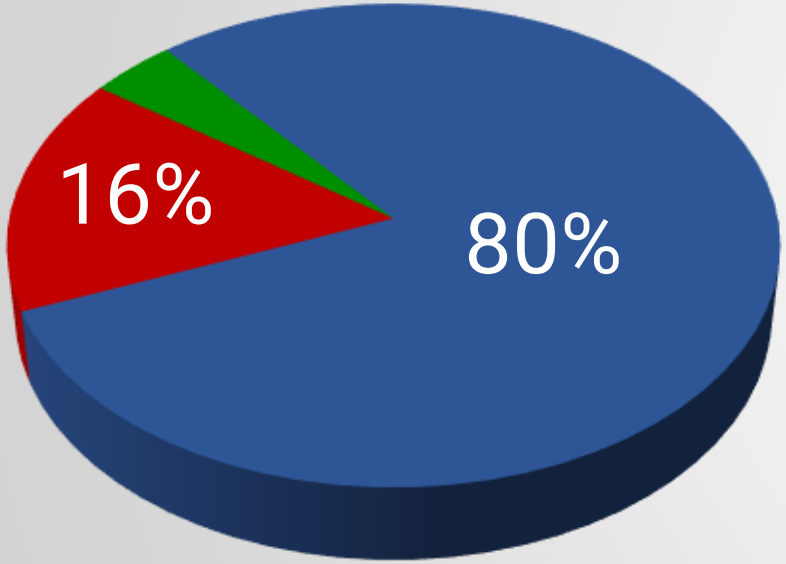
A Bicycle and Pedestrian Master Plan concluded that the City's bicycle and pedestrian network is sparse and discontinuous and that sidewalks end abruptly and bike routes are only partially striped. How important is it to you that the City fills these gaps in the network to link neighborhoods, schools, parks, workplaces and public transit?



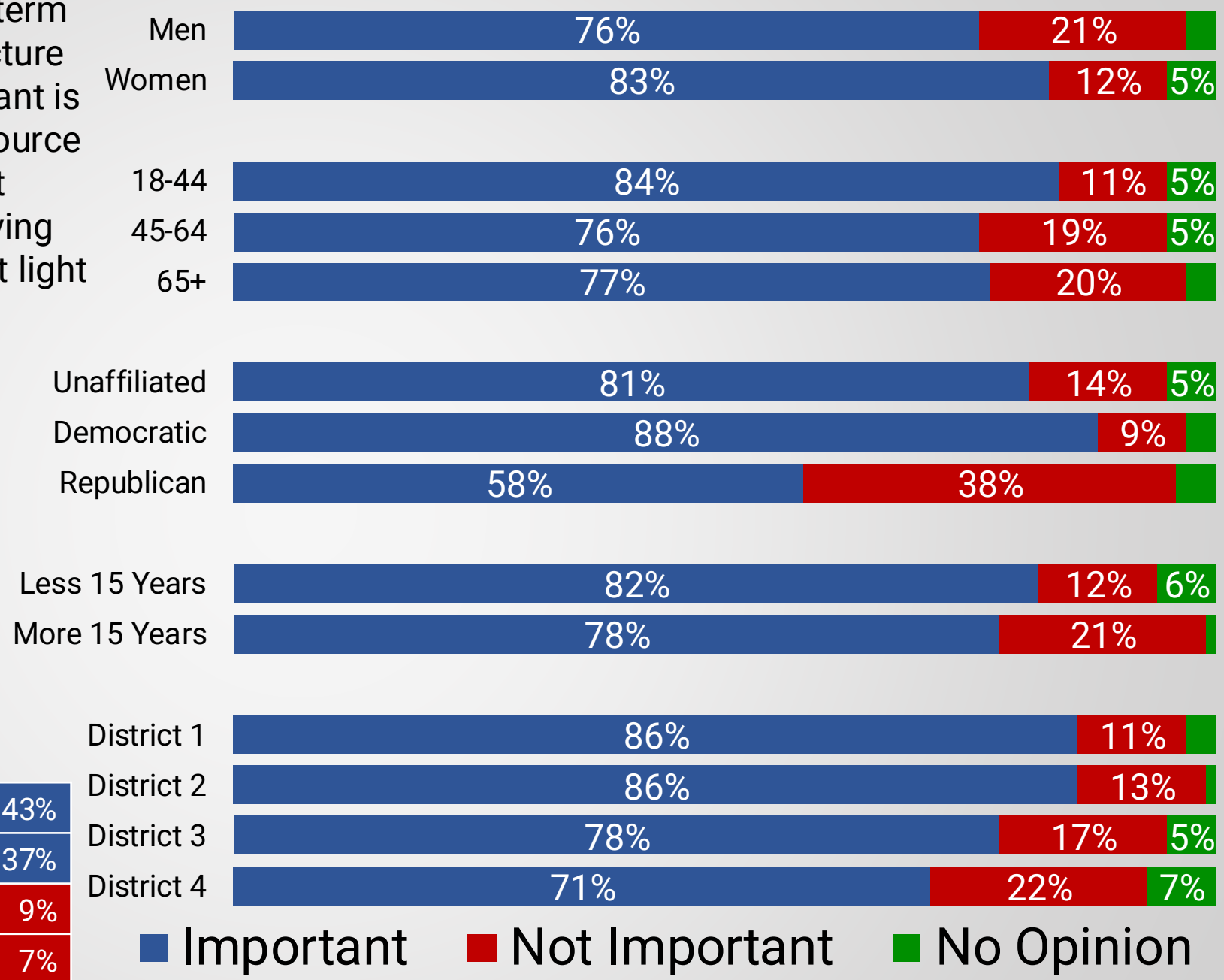
Very Important	37%
Somewhat Important	28%
Not Too Important	14%
Not Important	18%



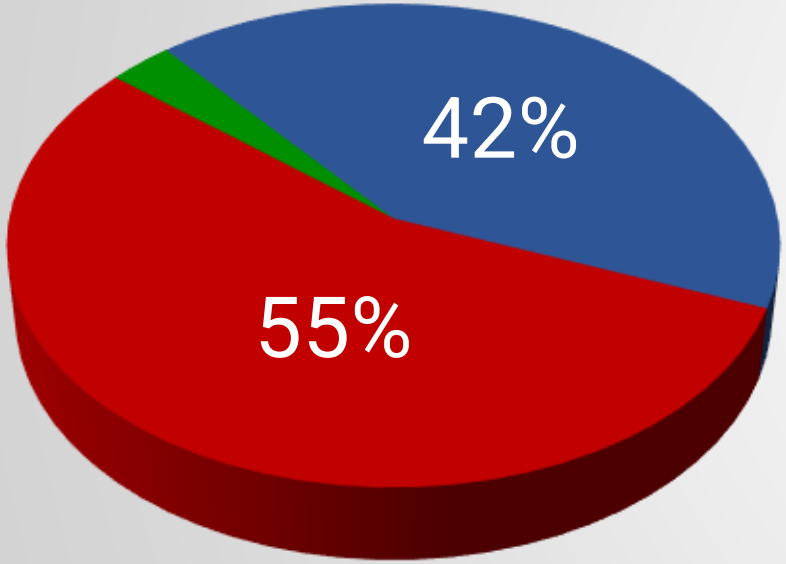
The City does not have a reliable long-term funding source for proactive infrastructure maintenance of its assets. How important is it to you that the City has a dedicated source of revenue to fund its annual street maintenance program including repaving streets, curb and sidewalk repairs, street light repairs, ADA improvements, etc.?



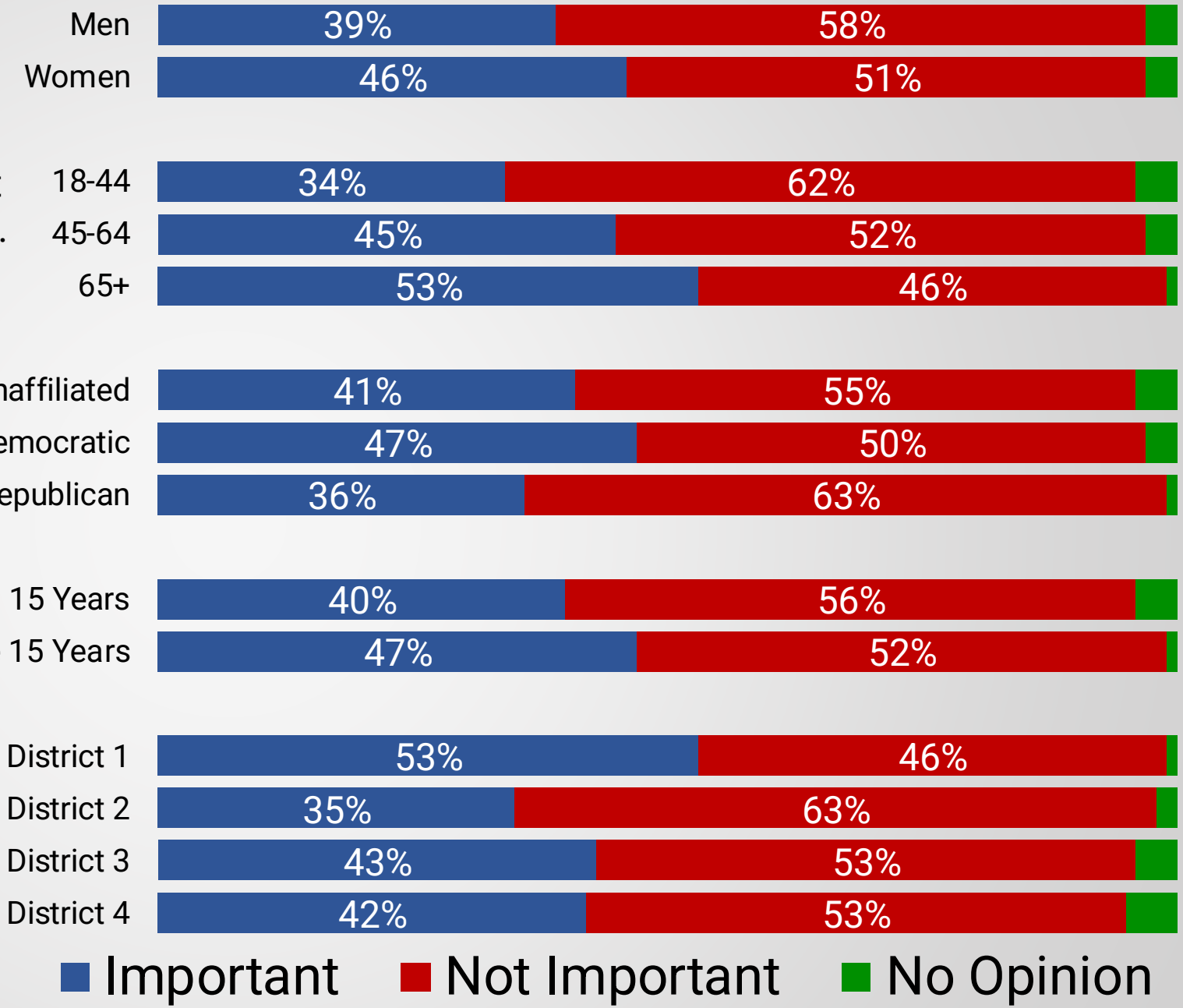
Very Important	43%
Somewhat Important	37%
Not Too Important	9%
Not Important	7%



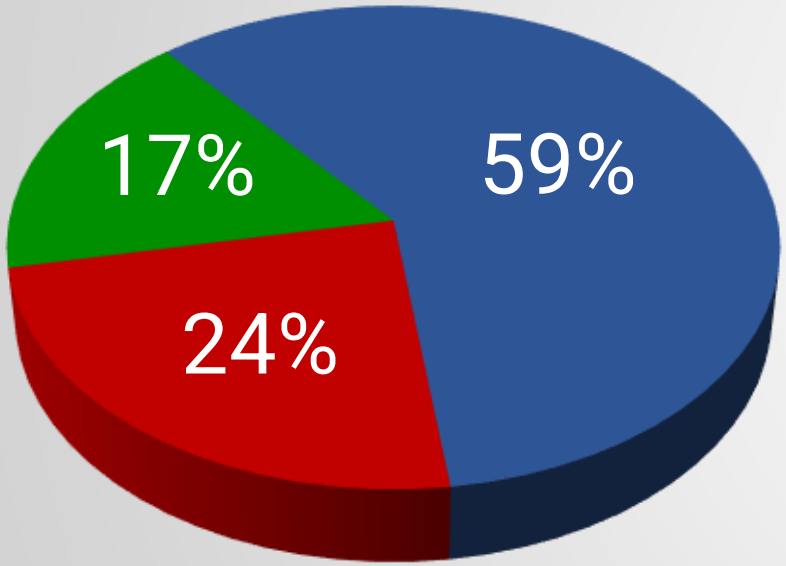
The City's current City Hall and Police headquarters were constructed in the early 1970s and have been independently assessed as being in poor to fair condition, with significant space constraints that affect operations, public safety and service delivery. How important is it that the City build a new Civic Center?



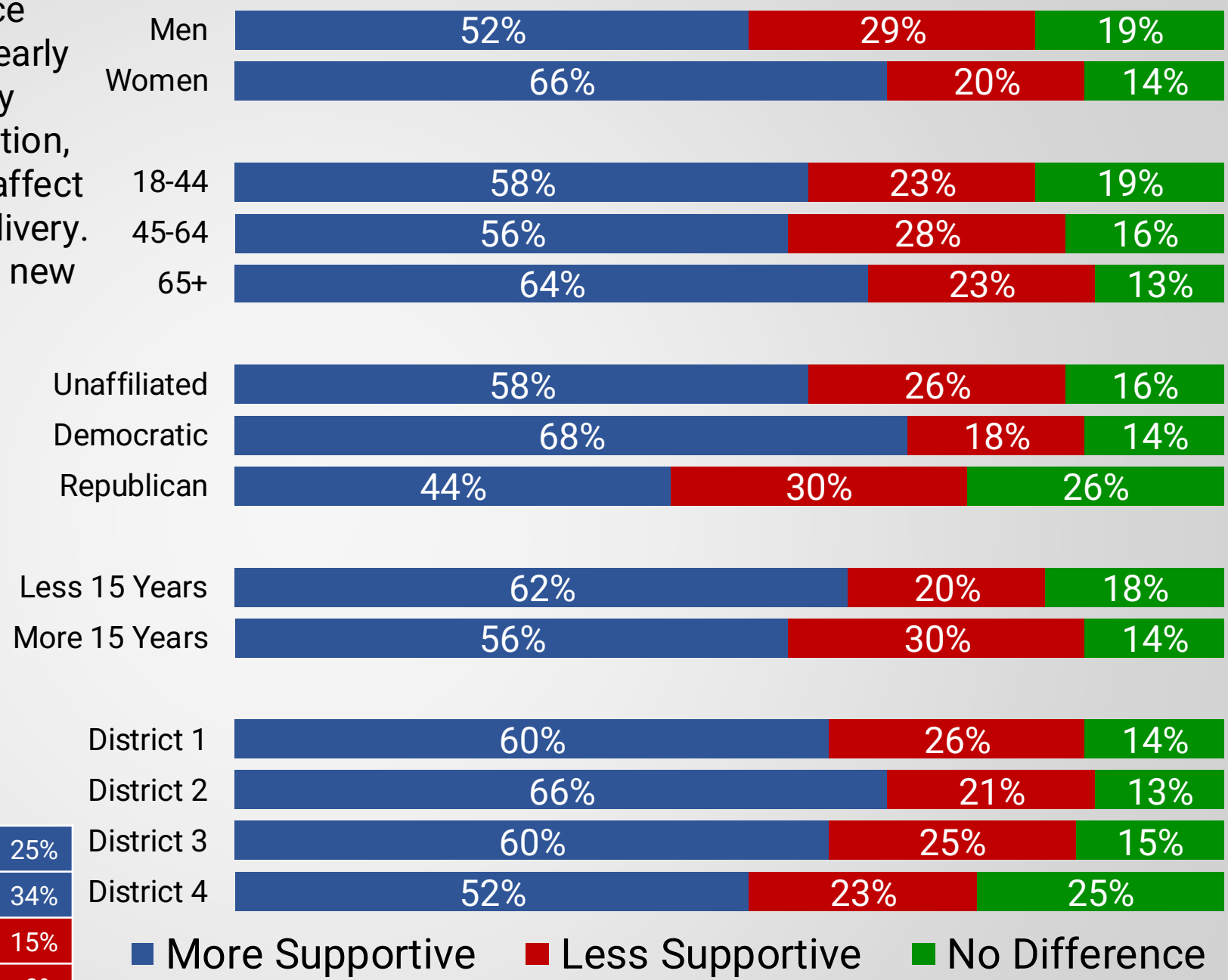
Very Important	12%
Somewhat Important	30%
Not Too Important	25%
Not Important	30%



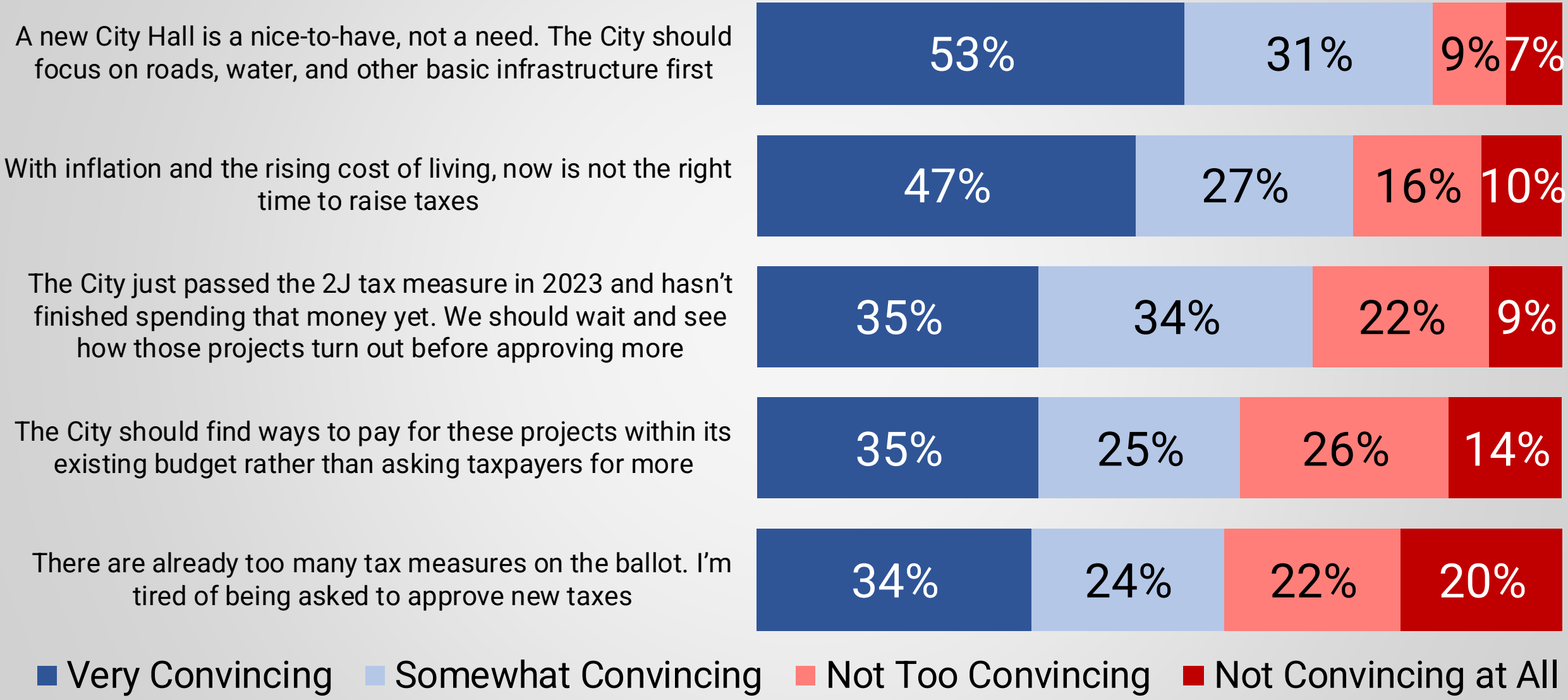
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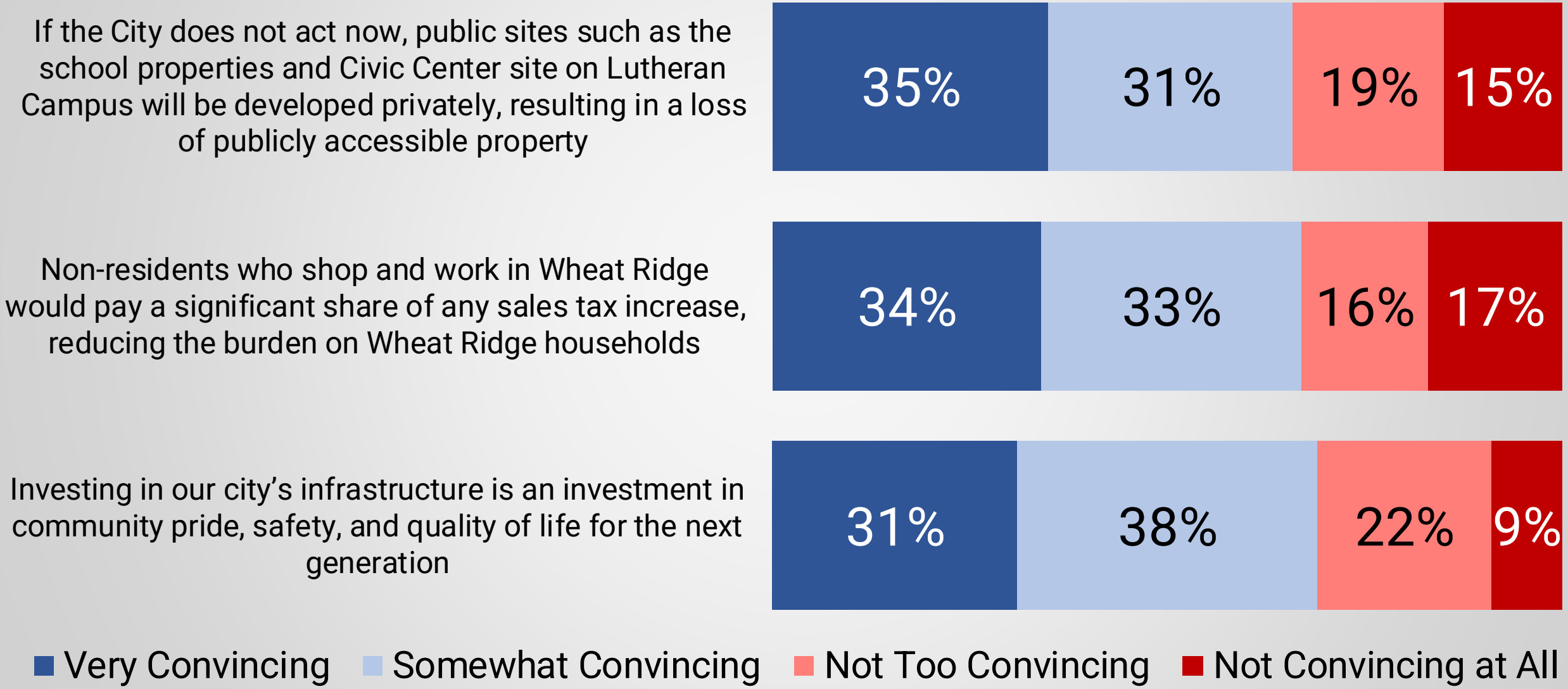
Much More Supportive	25%
Somewhat More Supportive	34%
Much Less Supportive	15%
Somewhat Less Supportive	9%



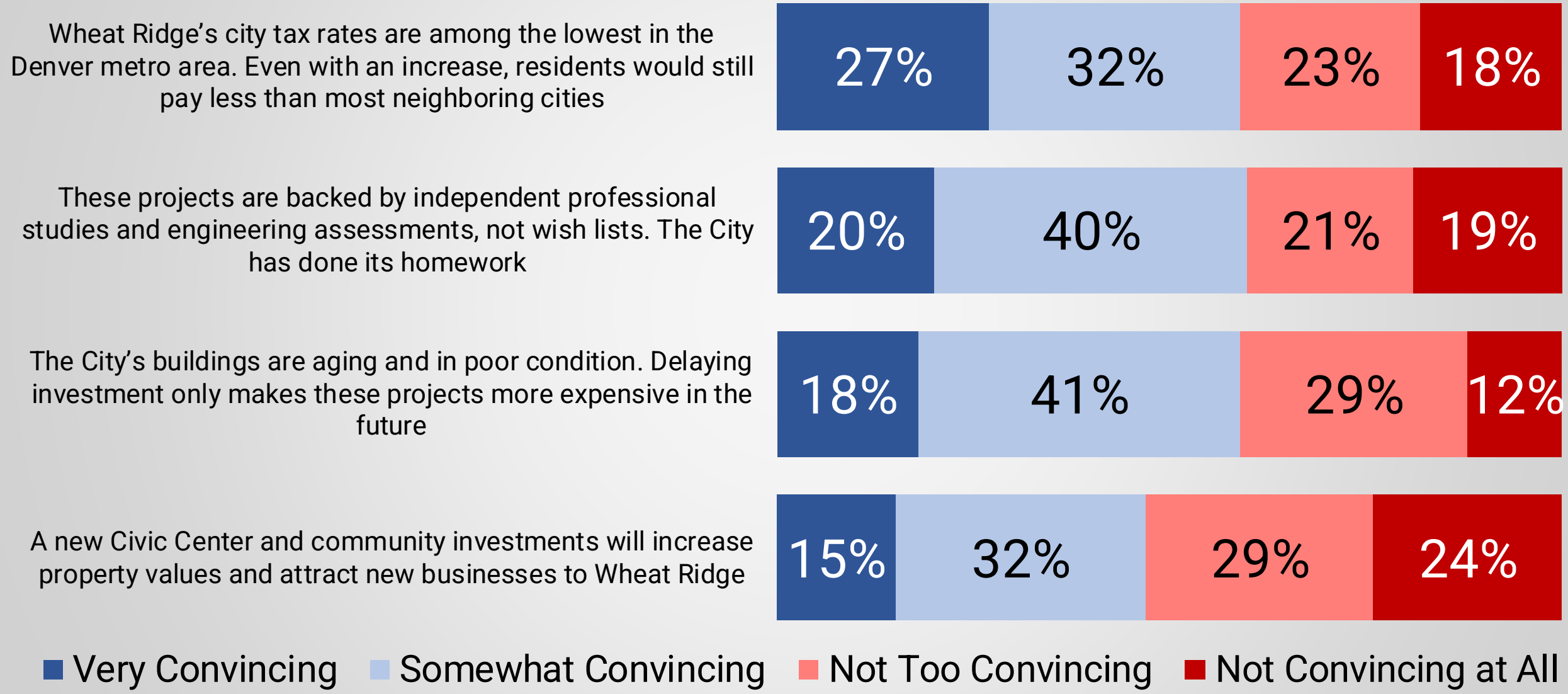
Thank you for your time. The survey is nearly complete. We are now going to share arguments that some people might make both **AGAINST** and IN FAVOR of a ballot measure for capital improvements. After reading each argument, please indicate how convincing you find it.



Thank you for your time. The survey is nearly complete. We are now going to share arguments that some people might make both AGAINST and IN **FAVOR** of a ballot measure for capital improvements. After reading each argument, please indicate how convincing you find it.



Thank you for your time. The survey is nearly complete. We are now going to share arguments that some people might make both AGAINST and IN **FAVOR** of a ballot measure for capital improvements. After reading each argument, please indicate how convincing you find it.



Do you have any final thoughts or opinions regarding a potential future ballot measure for capital improvements that you would like to share with the City of Wheat Ridge?

Opposition to Additional Taxes / Affordability Concerns: This was by far the dominant theme throughout the comments. Residents repeatedly cited rising property taxes, inflation and higher costs of living, with a belief that now is the wrong time to ask for additional taxes. Many residents just feel financially stretched and are highly resistant to any new property or sales tax increases. Prioritize

Core Infrastructure and Basic Services: Many residents supported investment but wanted funding focused on fundamental needs rather than new civic buildings. Frequently mentioned priorities included roads and potholes, sidewalks, water infrastructure, and traffic safety. Many contrasted these priorities against a new City Hall or new administrative buildings. Strong Interest in Parks, Open

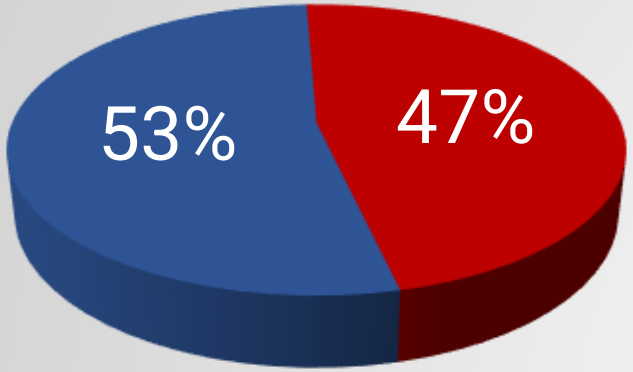
Space, Walkability, and Community Amenities: A substantial group of respondents focused on preserving Wheat Ridge's character and quality of life, a frequently mentioned priorities like protecting Kullerstrand and Wilmore Davis properties, preserving open space, expanding sidewalks and bike paths, improving pedestrian safety, parks and recreation amenities, walkable neighborhoods and public uses of the Lutheran Campus.



Survey Demographics

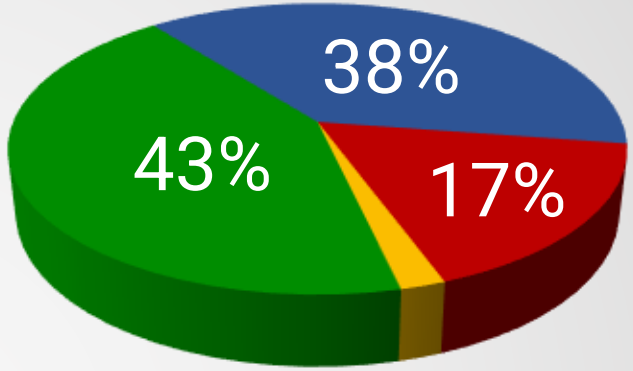
Survey Demographics

Gender



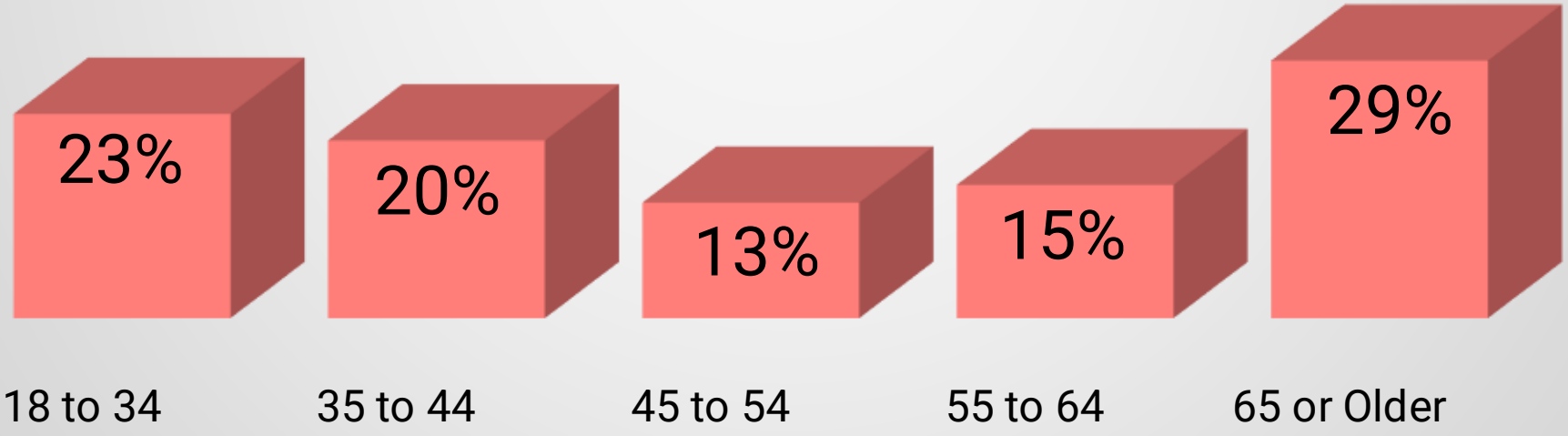
Female Male

Party



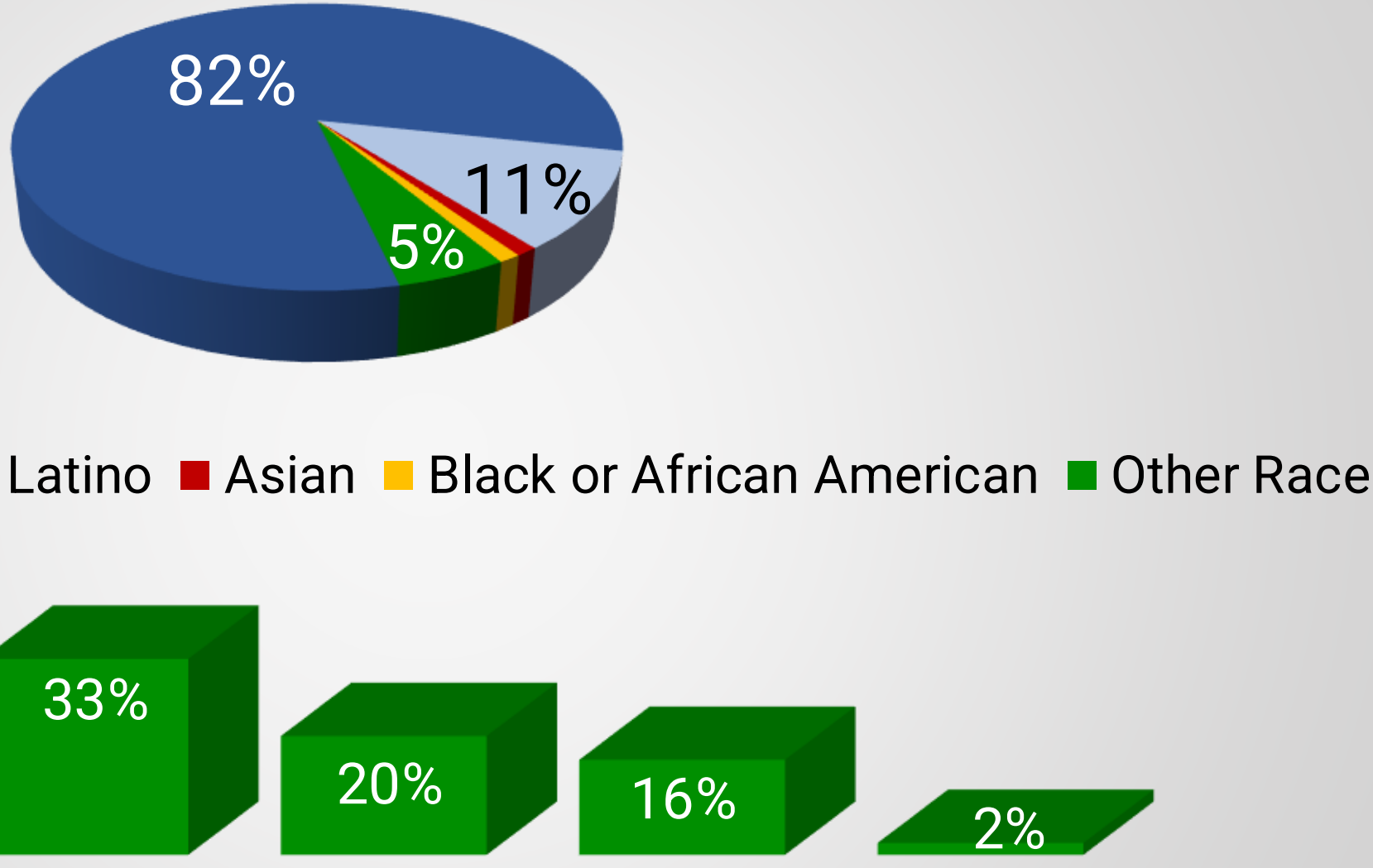
Unaffiliated Democrat Republican Other Party

Age Range



Survey Demographics

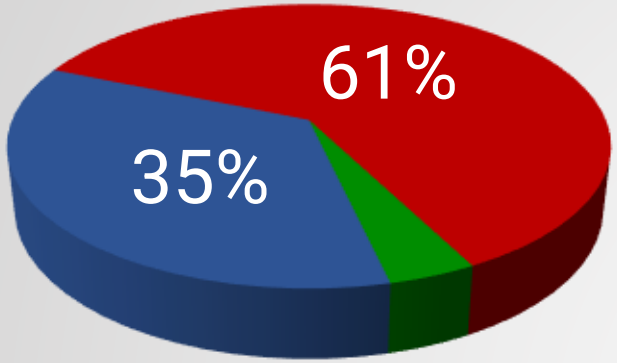
Race



Lived in Wheat Ridge

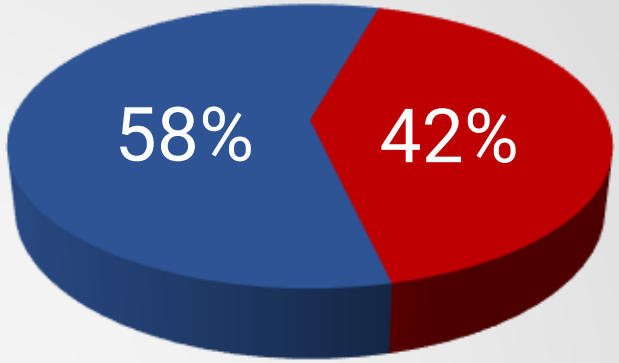
Survey Demographics

Rent/Own



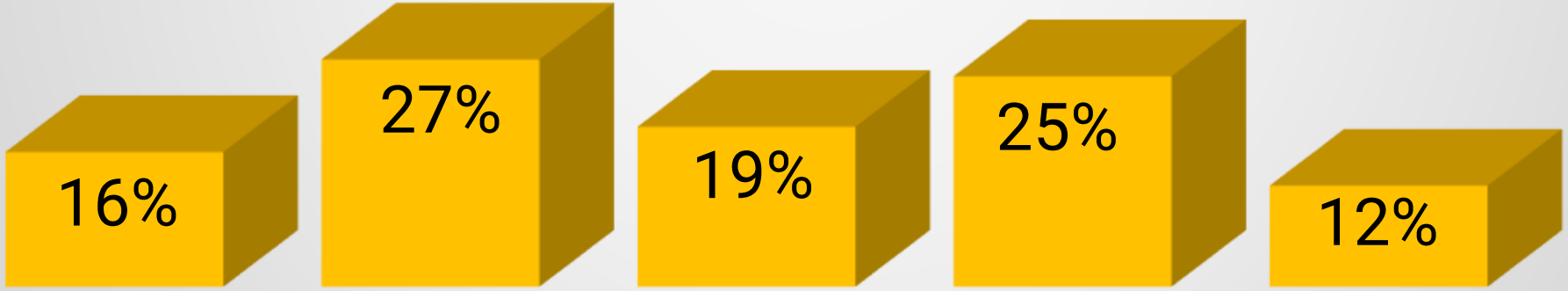
Rent Own Prefer Not to Say

4 Year College Degree



Yes No

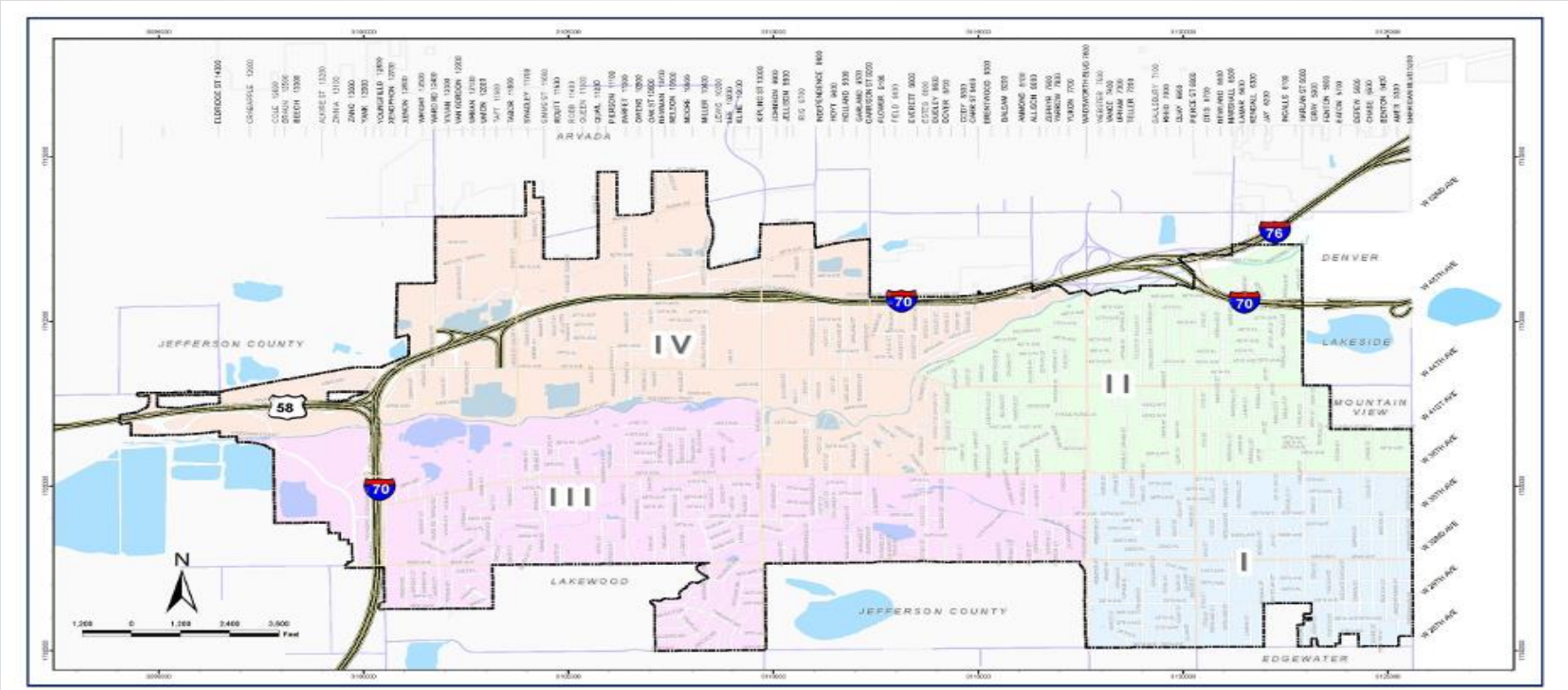
Income

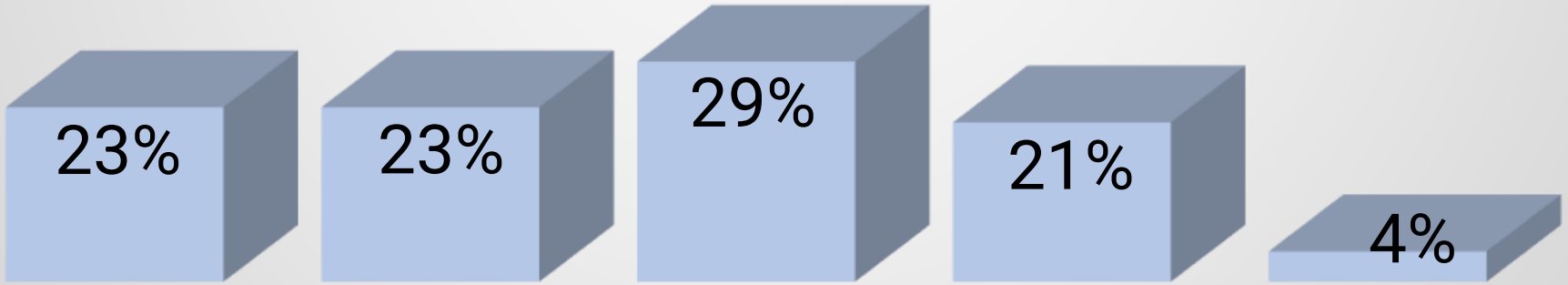


Less Than $50,000 | $50,000 to $99,999 | $100,000 to $149,999 | More Than $150,000 | Prefer Not to Say

Survey Demographics

District





District I | District II | District III | District IV | Prefer Not to Say

Magellan Strategies
4800 Aspen Creek Drive
Broomfield, CO 80023
MagellanStrategies.com
(303) 861-8585

David Flaherty | Ryan Winger
Courtney Sievers | Logan Miller

